



Ash Close | Findon Village | BN14 0UW  
Guide Price **£800,000**



We would love to offer this stunning four/five bedroom detached house in Findon Village, this home has been extended to offer a fabulous open plan kitchen/diner with bi folds to the rear, separate living room and versatile living accommodation with two ground floor bedrooms, one with en-suite and three on the first floor. Gate enclosed off road parking and integral garage.



# Key Features

- Detached House
- Four/Five Bedrooms
- Spacious & Versatile Living
- Well Presented
- Stunning Open Plan Kitchen/Dining Room
- Utility Room
- Double Garage & Gated Off Road Parking
- Ground Floor Bedroom with En-Suite
- Situated in a Cul-De-Sac
- Village Location



**5 Bedrooms**



**4 Bathrooms**



**2 Reception Rooms**

## INTERNAL

The feature of this home is the stunning extended kitchen/dining space with bi folding doors to the rear and two skylights allowing an abundance of natural light, ample space for a dining table and chairs, as well as a snug area making this the hub of the home, the kitchen has a good range of modern base units with Silestone worktop over, space for an Aga and a range of integrated appliances. Breakfast bar with cupboards below and bar stool seating area. The separate living room has views over the front garden and featuring an open fireplace. Versatile layout on the ground floor with a double bedroom which could be a further reception room and bedroom with en-suite makes this perfect for multi-generational living. Separate WC and the hallway has plenty storage cupboards but also an inner hallway with further entrance door, integral door leading to the double garage which takes you into the large utility room with rear door access. On the first floor a large main bedroom with en-suite shower room and two further bedrooms.

## EXTERNAL

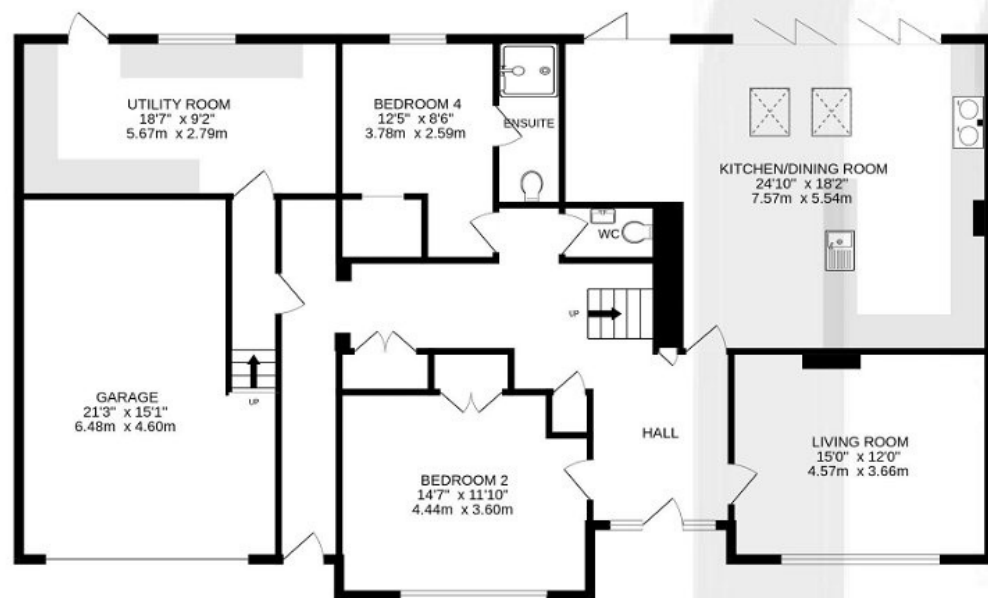
Secure gated entrance onto the off road parking which is large enough for three cars and leads to the double garage, side access to the rear garden. The front garden is hedge enclosed with security entrance gate so feels secluded to sit and enjoy the laid to paving front garden with trees and shrubs. The rear garden has contemporary slat fencing boundary with raised decked area which is perfect for entertaining with also an enclosed artificial lawn area.

## SITUATED

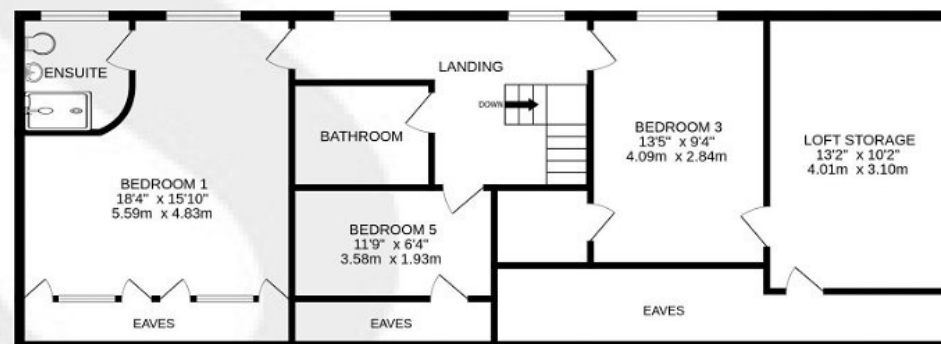
In the heart of Findon Village which is nestled at the foot of the South Downs National Park and close to Cissbury Ring with lovely woodland walks. Findon Village has a selection of shops, pubs, restaurants and hotels, together with post office/newsagents. The Village also has an infant/junior school. A regular bus services passes through providing access to Worthing town centre, seafront and surrounding districts. Close access to A24 and A27.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		61
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 2870 SqFt

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.