



East Lodge | High Street | Findon Village | BN14 0SZ  
Offers Over **£900,000**

**JS**  
*Signature*  
jacobs steel



Nestled within the picturesque village of Findon Village, East Lodge stands as a testament to timeless elegance and historical charm. This exquisite Grade II Listed Flint Lodge, dating back to 1809, offers a rare opportunity to own a piece of history, meticulously enhanced by its current owners to harmonize modern comforts with period features. This stunning detached property offers a rare opportunity to own a piece of history in one of Findon Village's most coveted locations.



# A home of style & sophistication





  
East Lodge stands as a testament  
to timeless elegance and historical  
charm





Property details: East Lodge | Findon Village | BN14 0SZ

# Key Features

- Stunning Detached Grade II Listed Flint Lodge
- Three Double Bedrooms
- Triple Aspect Living Room
- Dining Room Overlooking Rear Garden
- Bespoke Fitted Kitchen
- Modern Bathroom/wc & En-Suite/wc
- High Ceilings and Large Windows
- Converted Garage Currently Utilised as a Gym
- Driveway Providing Ample Off Road Parking for Several Vehicles
- Set in Beautiful 0.25 acre Grounds



**3 Bedrooms**



**1 Bathroom**



**2 Reception Rooms**



**Grade II Listed Flint Lodge  
Set in Beautiful 0.25 acre  
Grounds**

## INTERNAL

With its distinctive flint-faced elevations, mullioned windows, and scalloped bargeboards, East Lodge exudes a sense of character and sophistication. The property has been meticulously maintained, ensuring that its original features are preserved while offering modern comforts for contemporary living. Upon entering, one is greeted by a welcoming atmosphere, characterized by high ceilings and abundant natural light streaming through large windows. The ground floor boasts two exquisite reception rooms; the living room with a log burner, feature arched window and triple aspect and the dining room provide enchanting views of the colourful gardens, perfect for entertaining guests or simply relaxing in style. The bespoke fitted kitchen, situated adjacent to the dining room, is a culinary haven, equipped with modern amenities to facilitate culinary endeavours. A convenient downstairs cloakroom adds to the practicality of the ground floor layout. Ascend to the spacious first floor landing to discover three generously sized bedrooms, each offering a tranquil retreat for rest and relaxation. Two bedrooms have fitted wardrobes and bedroom two features an en suite with wash basin and wc, while a spacious bathroom with bathtub and separate shower completes the accommodation.

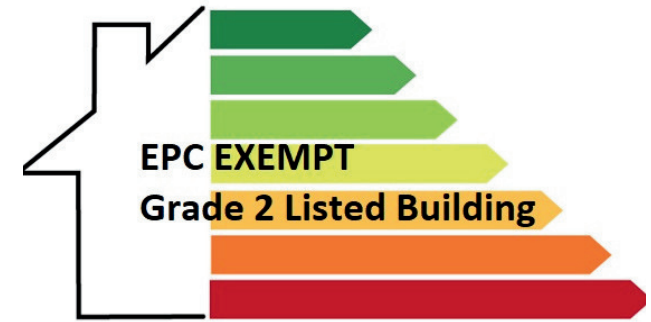
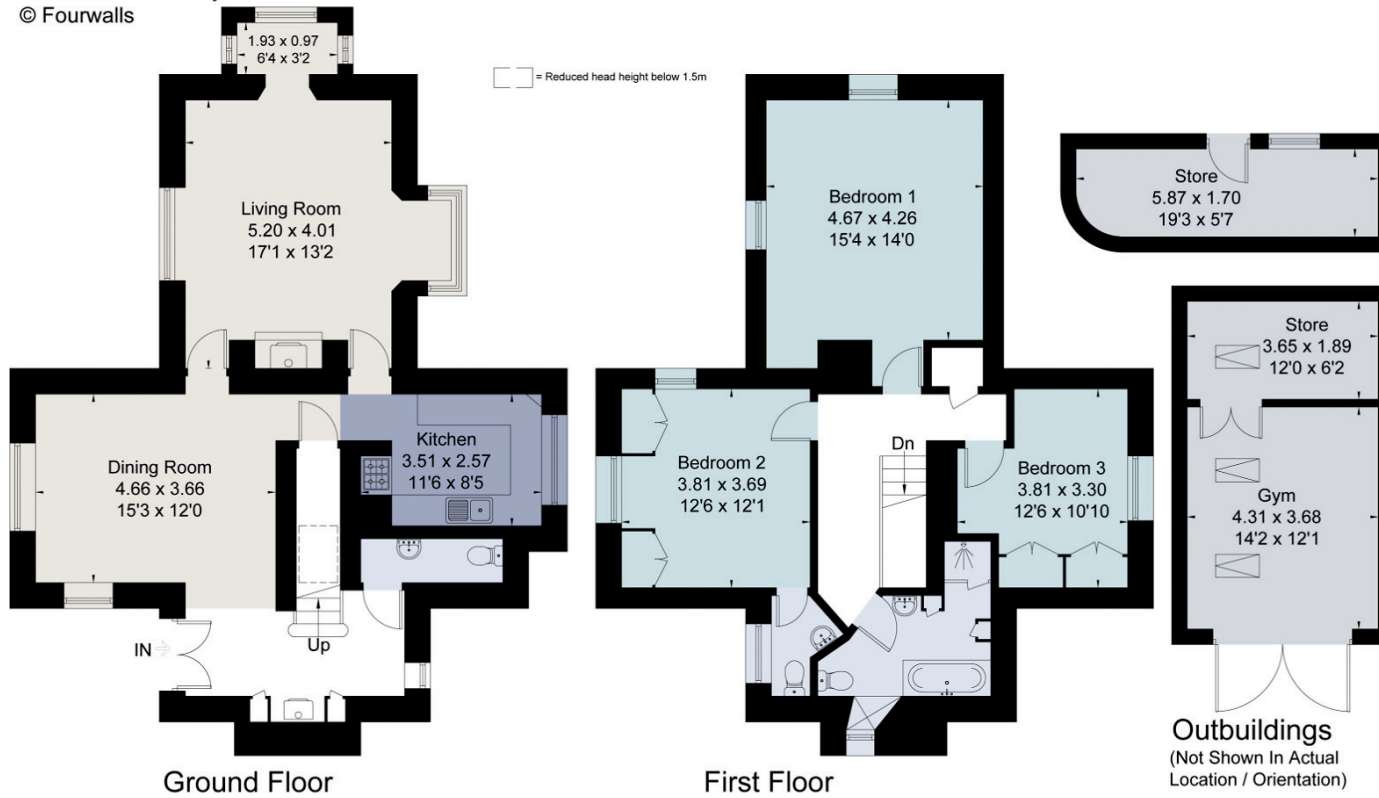
## EXTERNAL

Outside, the allure of East Lodge continues with its delightful cottage gardens, a sanctuary of tranquillity and natural beauty, whilst backing onto a paddock. Whether enjoying morning tea on the terrace or strolling through the lush greenery, the gardens offer a picturesque backdrop for outdoor living and leisure. The manicured gardens have a plethora of shrubs and flowers and are bordered by charming flint walling, timber fencing and established hedging, creating a sense of privacy. Additional features include an old well and versatile store area, as well as a former garage building transformed into a superb gym and adjoining store. Ample parking is available on the private driveway, catering to multiple vehicles.

## LOCATION

Findon Village, which is nestled at the foot of the South Downs with lovely countryside walks including access to the South Downs Way and the local landmarks of Cissbury and Chanctonbury Ring, but also miles of bridle paths and home of a well known racing stables. Locally there is a selection of restaurants, traditional pubs and shops. Findon manor hotel and a church are nearby. The area is very popular with families and has an excellent local primary school St John the Baptist which takes children from 4-11 years old, with an Ofsted rating of 'Good', with Early Years rating of 'Outstanding'. Easy access to the A24 and A27 and bus routes nearby. West Worthing Railway station is approximately 3.5 miles away and Worthing town centre under 5 miles.

Approximate Area = 143.7 sq m / 1547 sq ft  
 Including Limited Use Area (0.9 sq m / 9 sq ft)  
 Outbuildings = 33.2 sq m / 357 sq ft  
 Total = 176.9 sq m / 1904 sq ft  
 For identification only. Not to scale.  
 © Fourwalls



## Property Details:

Floor area as quoted by floorplan: 1547SqFt

Tenure: Freehold

Council tax band: G

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 304804

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.