



Pony Farm | Findon Village | BN14 0RS
Guide Price **£525,000**



Nestled within the coveted enclave of Findon Village, this charming two bedroom detached bungalow beckons with its spacious interiors and serene surroundings. A private road leads you to this hidden gem, where off-road parking and a garage await. Surrounded by garden, shrubs and hedges, the property exudes an aura of seclusion while still offering captivating views of Church Hill and the countryside.



Property details: Pony Farm | Findon Village

Key Features

- Detached Bungalow
- Two Double Bedrooms
- Good Sized Lounge/Diner
- Fitted Kitchen
- Beautiful Countryside Views
- Bathroom & Separate WC
- West Facing Garden
- Garage & Off Road Parking
- Lovely Semi-Rural Setting
- Village Location



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Step inside to be greeted by an abundance of space and natural light. The hallway sets the tone, offering ample room for storage and leading seamlessly into the expansive dual aspect lounge/diner. Bathed in sunlight from the west facing bay window, which overlooks the garden and countryside beyond. The kitchen has a good range of base and wall units with space for fridge/freezer, cooker and washing machine, also back door leading to both garden spaces. An added benefit is the two very generous bedrooms, the main room has a picture perfect view over the garden and countryside and ample built in wardrobes. The secondary bedroom offers a dual aspect and fitted wardrobes and still space for further furniture. The bathroom has a panelled bath with shower over, wash hand basin and separate WC. The property includes a sizable loft space, offering the opportunity for future expansion, subject to necessary planning permissions.

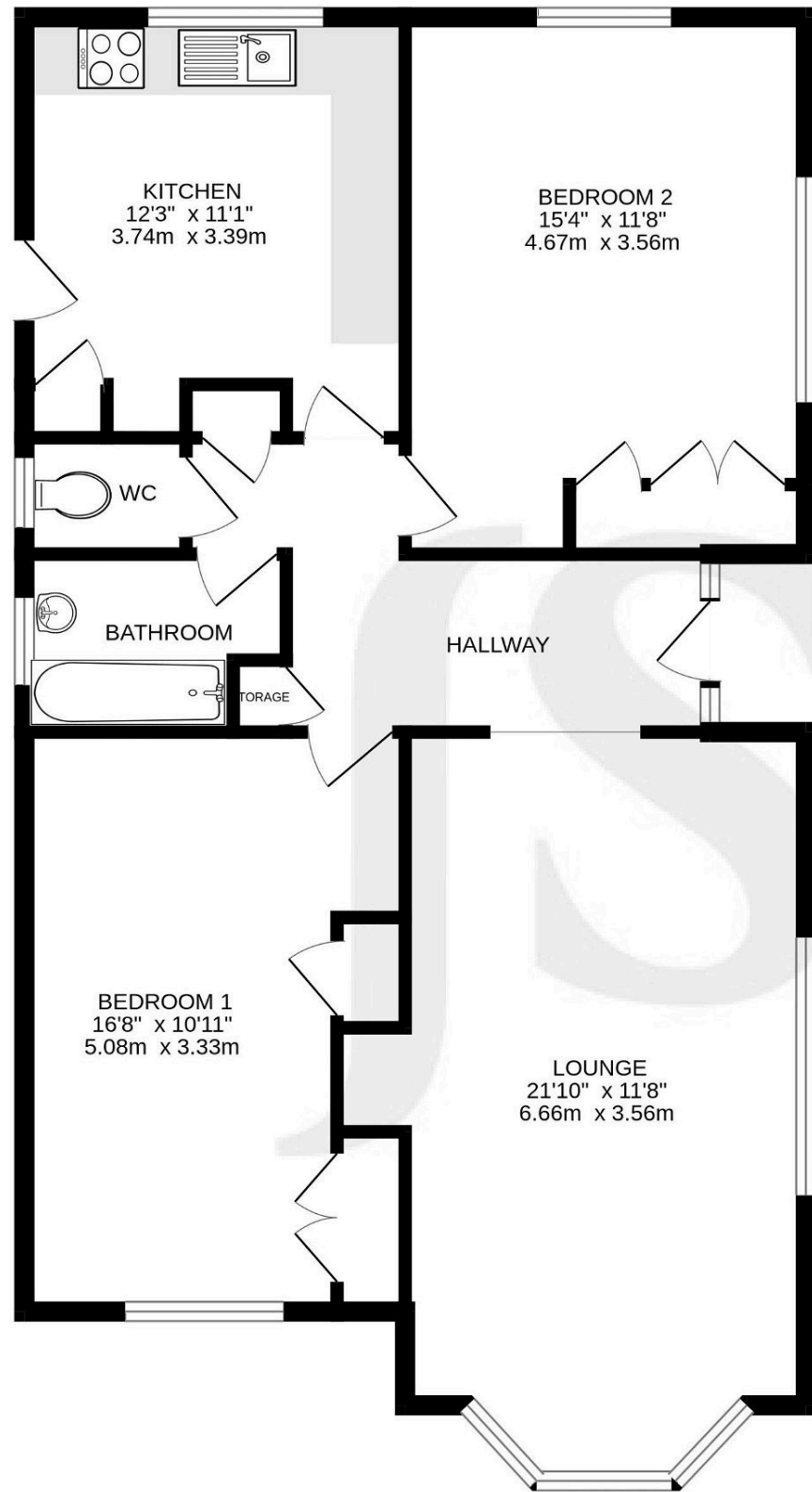
EXTERNAL

Enjoy the luxury of two garden spaces, each offering its own unique ambiance. One side features a paved area leading to the garage, which is currently used as a fully insulated music studio—ideal for creative pursuits or relaxation. On the other side, a west facing lawn is enveloped by shrubs and flowers, creating a secluded oasis perfect for soaking up the sun and enjoying countryside views.

SITUATED

In 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 893 SqFt

Tenure: Freehold

Council tax band: E

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.