



Coombe Rise | Findon Valley | BN14 0ED  
Guide Price **£725,000**



We are delighted to introduce this substantial detached chalet bungalow with versatile living options and annexe potential. Boasting a total of four double bedrooms and three bathrooms spread across two floors, this home offers ample space for comfortable living.



Property details: Coombe Rise | Findon Valley

## Key Features

- Substantial Detached Chalet
- Four Double Bedrooms
- Lounge & Separate Dining Room
- Conservatory
- Spacious & Versatile Home
- Kitchen/Breakfast Room
- Bedroom One with En-Suite
- Ground Floor & First Floor Bath/Shower Rooms
- Garage & Off Road Parking
- Favoured East Side of Findon Valley



**4 Bedrooms**



**3 Bathrooms**



**3 Reception Rooms**

### INTERNAL

As you step into the welcoming hallway, you're greeted by a sense of grandeur that hints at the ample space this home provides. The ground floor boasts a range of inviting living areas, starting with the dual aspect lounge featuring a striking inglenook fireplace and double doors that seamlessly connect it to the hallway. Adjacent, the dining room enjoys natural light streaming through its bay window, providing picturesque views of the front garden. Toward the rear of the property, the generously sized kitchen/breakfast room awaits, offering a perfect blend of functionality and style. With ample space for a breakfast table and chairs, this room is complemented by a well-appointed array of matching units and space for appliances. The adjacent lean-to provides convenient access to the garage. One of the standout features of this home is the fabulous 31ft conservatory, offering breath taking views of the rear garden. This versatile space provides an ideal setting for both relaxation and entertainment, with ample room for seating and dining arrangements.

Completing the ground floor amenities, a utility room offers additional space for appliances, while a convenient ground floor shower room/wc adds practicality. Bedroom one, a spacious double room, features fitted wardrobes and an en-suite shower room/wc, offering a luxurious retreat. Bedroom four, also located on this floor, offers flexibility and could be utilized as annex-style living if desired. Ascending to the first floor, you'll be enchanted by the stunning countryside views visible from every window. Both bedrooms on this floor are generously proportioned doubles and come complete with built-in wardrobes, offering comfort and convenience. The floor is further complemented by a well-appointed bathroom/wc.

### EXTERNAL

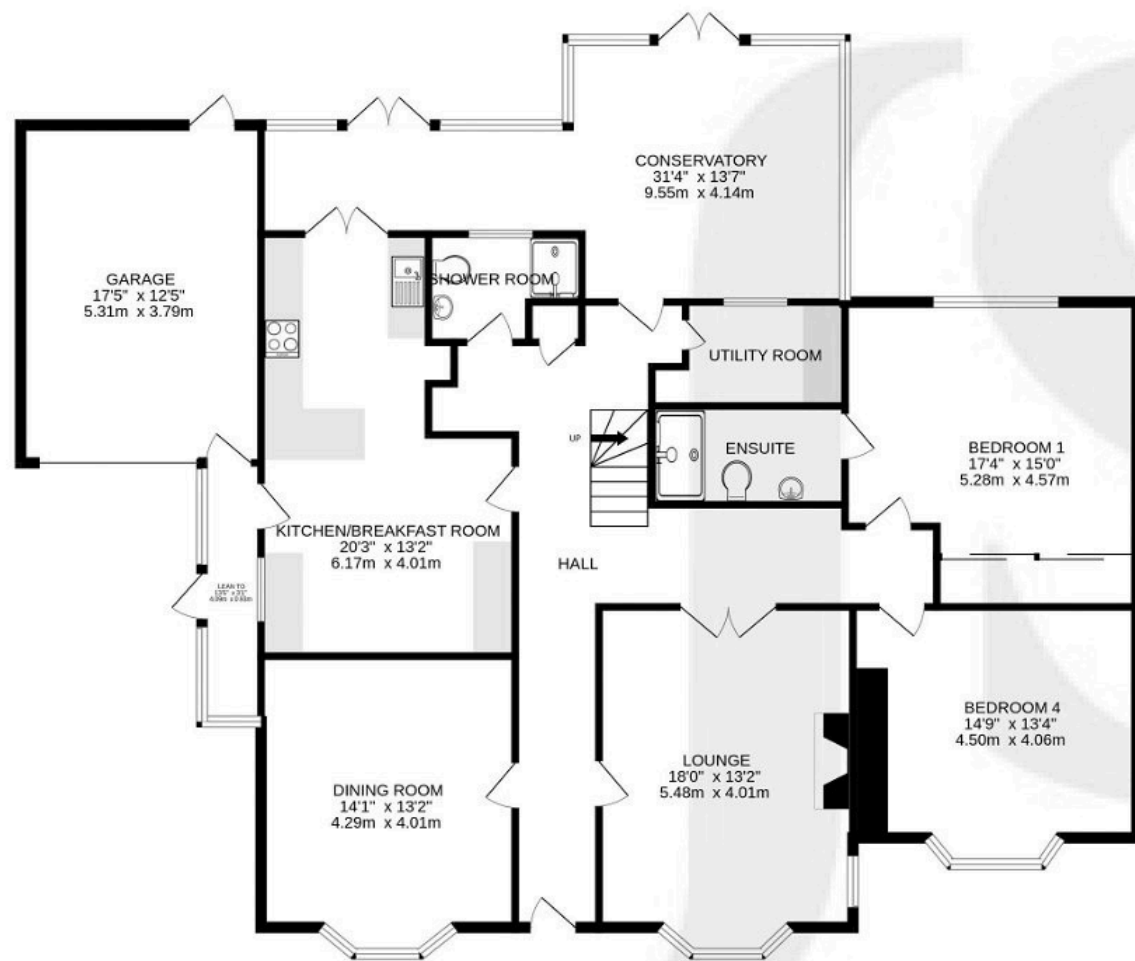
The property offers off-road parking leading to the wider than average garage, providing ample space for vehicles and storage. The pretty front gardens, adorned with an array of shrubs and flowers, create a charming welcome. The rear garden, a good size and mainly laid to lawn with decked seating area and features shrub and flower borders, providing a peaceful retreat and a perfect backdrop for outdoor activities.

### SITUATED

On the favoured East side of Findon Valley, nestled at the foot of the South Downs National Park and close to Cissbury Ring with delightful walks and views across the countryside. The property is ideally located in close proximity to Worthing golf course, shops, doctors surgery and pubs in Findon Valley and Village. Great location for families being in the Vale School catchment area, nearby is Worthing College and access to the A24 and A27. Worthing town centre, seafront and railway stations are approximately 2.5 miles away.



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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## Property Details:

Floor area as quoted by EPC: TBC

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.