

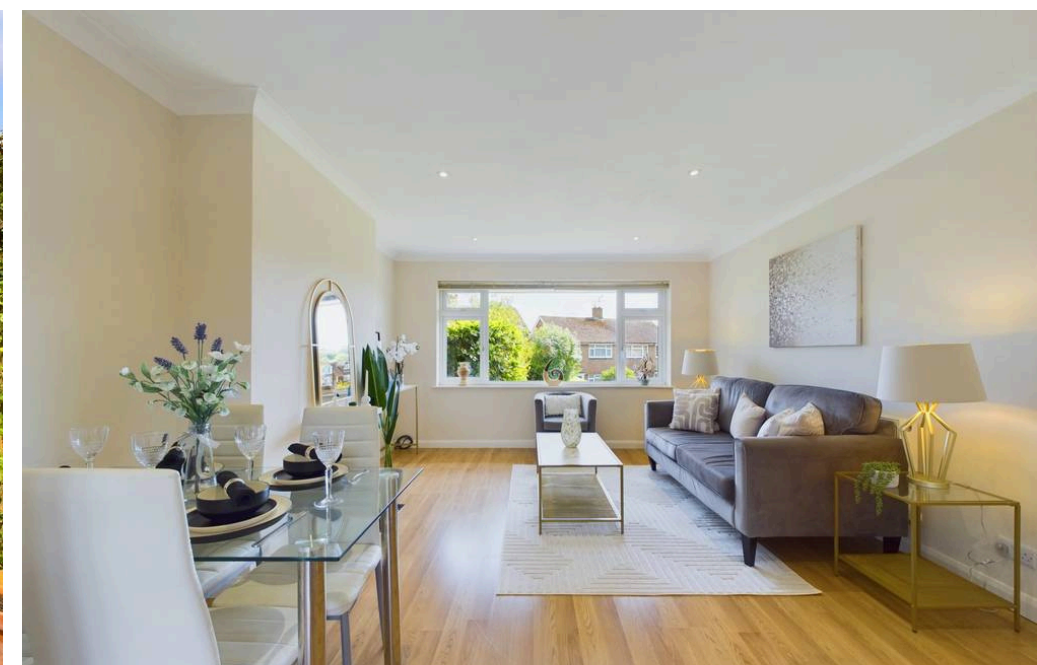


Beech Road | Findon Village | BN14 0UR
Offers Over **£425,000**





We would love to offer this spacious bungalow in Findon Village, this well presented property has an open plan lounge/diner/kitchen, two double bedrooms, modern bathroom, rear garden with countryside views, off road parking and garage. Being sold chain free.



Property details: Beech Road | Findon Village

Key Features

- Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious & Well Presented
- Lounge/Diner
- Modern Kitchen
- Contemporary Bathroom
- Chain Free
- Garage & Off Road Parking
- Countryside Views
- Village Location



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

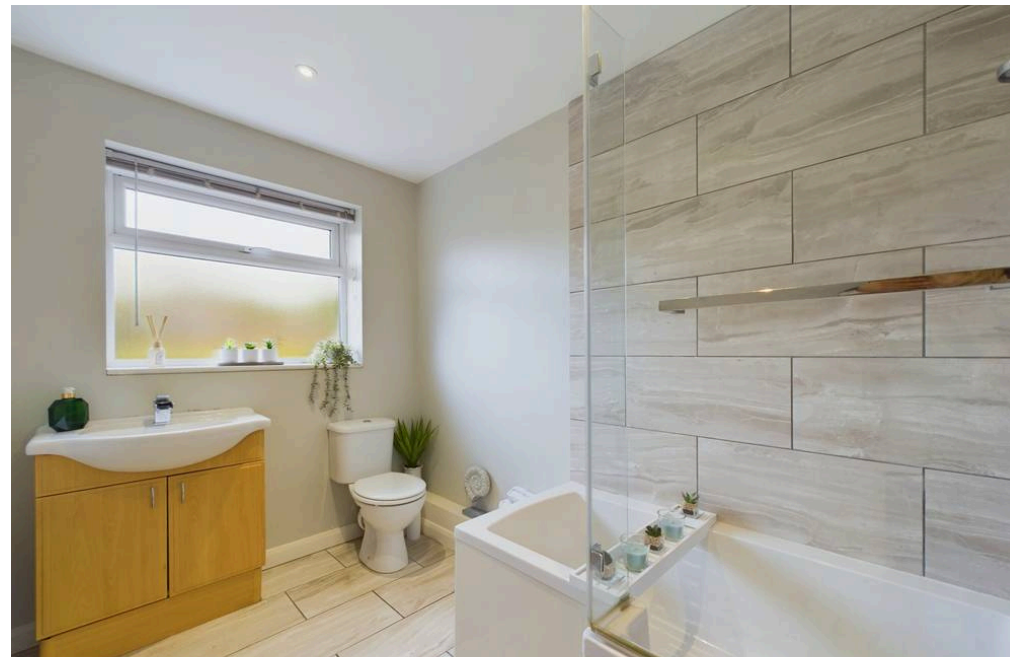
Storm porch leads into the entrance hall with store cupboard. One of the standout features of this home is the dual aspect lounge/diner/kitchen, a versatile space that beautifully blends living, dining, and cooking areas. This bright, airy room benefits from windows that allow natural light to flood in from both sides, offering picturesque views of the countryside to the front and direct access to the rear garden through French doors. The modern kitchen is fitted with a comprehensive range of contemporary units and integrated appliances. These include an oven, a gas hob with an extractor fan over, an integral fridge/freezer, and space for a washing machine. The first bedroom is a spacious double room with a dual aspect, enhancing the room's light and airy feel. It also features a built in wardrobe and an additional fitted wardrobe, providing ample storage space. The second bedroom, also a double, is generously sized and perfect for guests or family members. The contemporary bathroom is stylishly designed, offering a wash hand basin, a WC, and a P-shaped bath with a shower over.

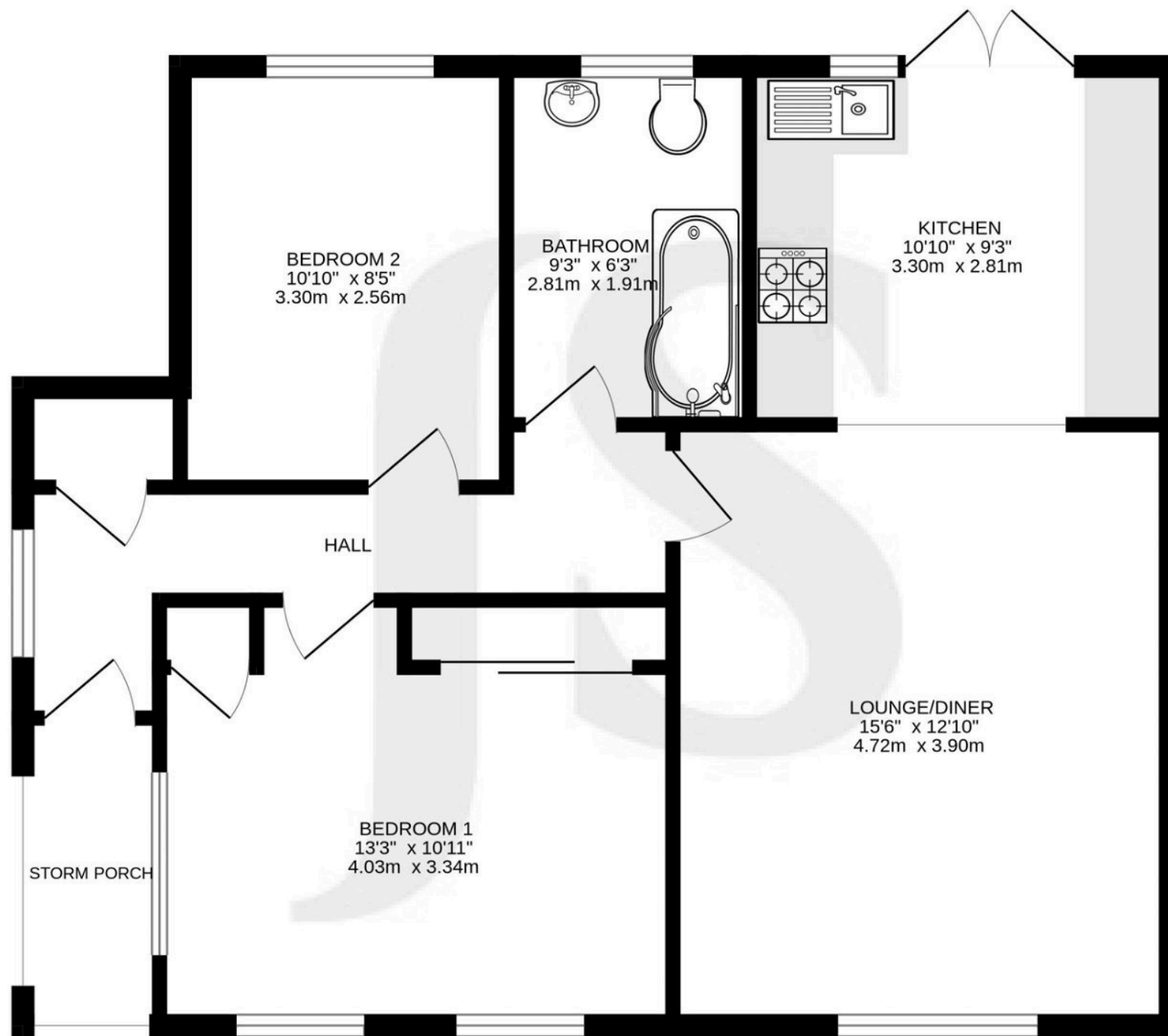
EXTERNAL

The front of the property features ample off road parking leading to the garage. Gated side access leads to the rear and the front garden is laid to lawn. The rear garden offers a good sized lawn area, from the vantage point at the rear, you can enjoy stunning views of the rolling countryside, providing a peaceful and idyllic setting.

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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 732 SqFt

Tenure: Freehold

Council tax band: D

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.