



Nepcote Lane | Findon Village | BN14 0SF
Offers Over **£325,000**



We would love to offer for sale this cottage in Findon Village, full of charm and character. This home is being sold chain free and has a lounge with open fire, kitchen, conservatory/dining room, bedroom with en-suite and dressing area, loft room with beautiful countryside views, off road parking and rear garden.



Key Features

- Cottage
- Full of Character
- Lounge with Open Fire
- Fitted Kitchen
- Conservatory/Dining Room
- Bedroom with En-suite & Dressing Area
- Loft Room with Beautiful Countryside Views
- Cloakroom/WC
- Off Road Parking
- Chain Free



1 Bedroom



1 Bathroom



2 Reception Rooms

INTERNAL

Entrance hall leads into the lounge, a cosy room with brick fireplace for a potential open fire. The fitted kitchen has a good range of matching units, inset ceramic sink and drainer, integrated oven with gas hob above and space for fridge/freezer, dishwasher and washing machine. French doors into the conservatory which could be used as a dining room and has doors leading outside. Also complimenting the ground floor is the cloakroom. On the first floor is a double bedroom which opens into the dressing area with built in wardrobes and en-suite bathroom. The second floor has a dual aspect loft room with beautiful countryside views and built in cupboards for storage.

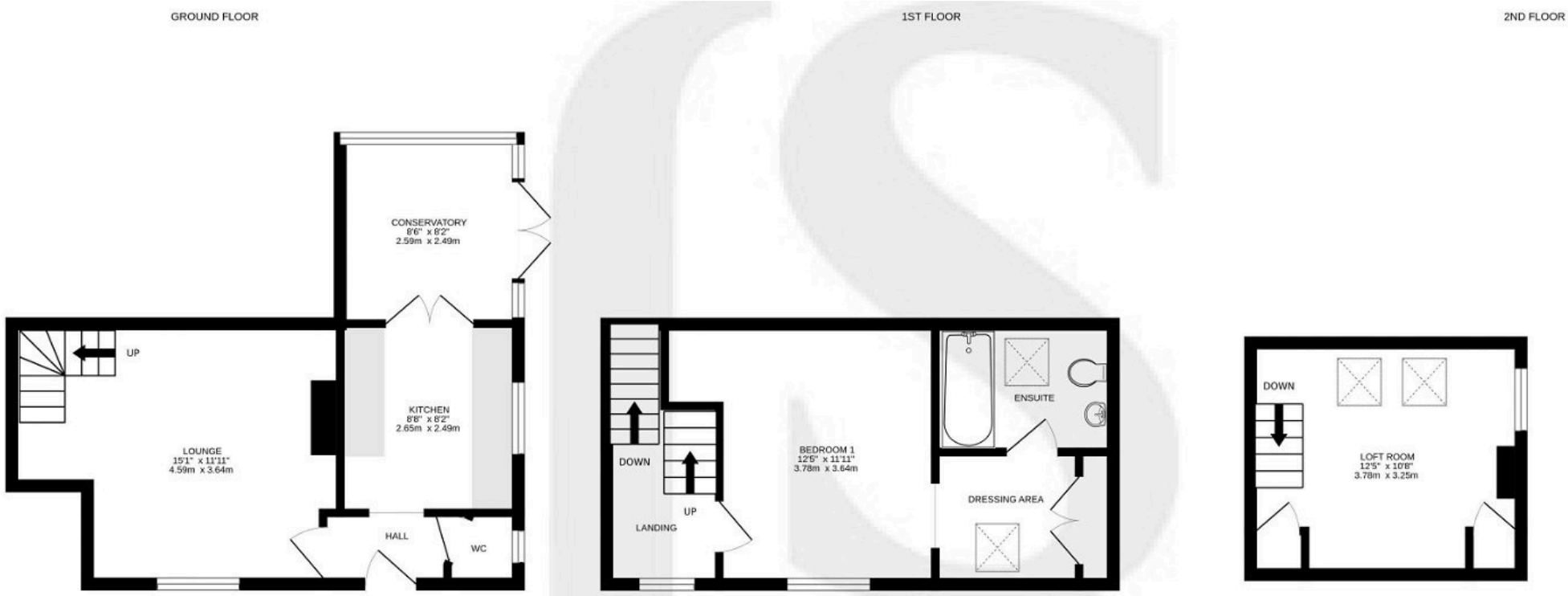
EXTERNAL


To the front of the property is an off road parking space and gated side access to the rear of the property, a small low maintenance space with a summerhouse.

SITUATED

Situated in the heart of Findon Village, 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 and close to Findon Valley shopping parade. 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	72	
(55-68) D		
(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: 646 SqFt

Tenure: Freehold

Council tax band: C

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.