



Prince William Close | Findon Valley | BN14 0AZ
Guide Price **£675,000**



We are delighted to present this substantial and well presented four/five bedroom detached house, located in the highly desirable Findon Valley. Offering a perfect blend of spacious living, modern amenities and versatile accommodation, this property is ideal for growing families or those seeking potential for annex-style living.



Property details: Prince William Close | Findon Valley

Key Features

- Detached House
- Four/Five Bedrooms
- Modern Kitchen/Breakfast Room
- Good Sized Living Room & Family Room
- Utility Room & GF Shower Room
- 16ft Study/GF Bedroom
- Annex Potential
- Well Presented
- Garage & Off Road Parking
- Close to School & Shops



5 Bedrooms



3 Bathrooms



3 Reception Rooms

INTERNAL

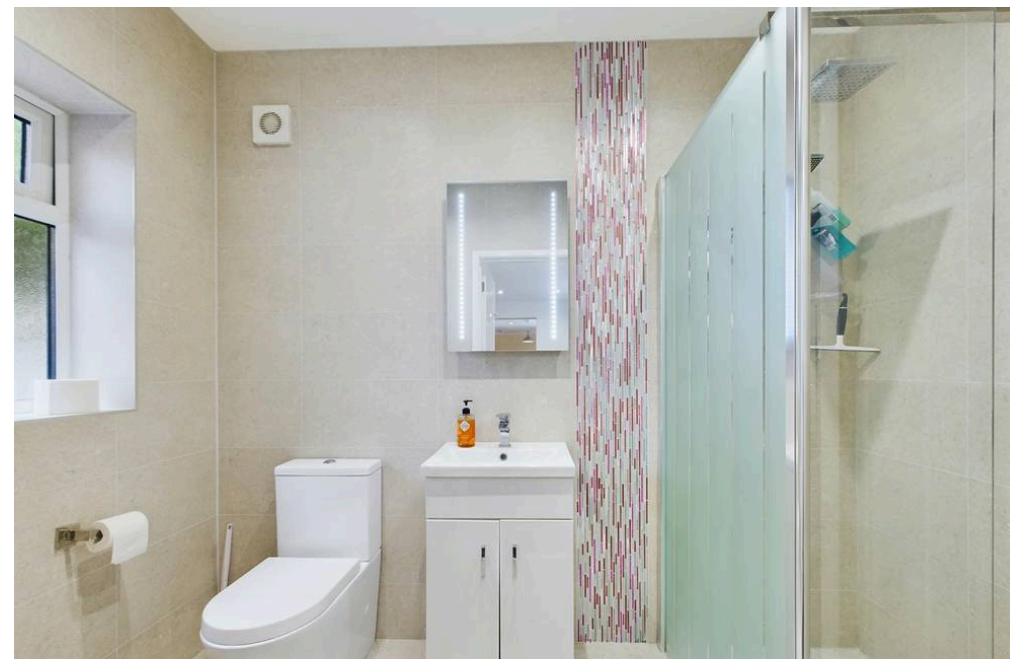
Upon entering, you are welcomed into a generously proportioned living room featuring a box bay window allowing natural light to fill the space and opening into the modern kitchen/breakfast room which is a highlight of the home, boasting sleek, contemporary units, ample counter space and integrated mid level oven and grill, microwave, dishwasher, induction hob and under worktop fridge which opens into the utility room with further matching units and integral washing machine and tumble dryer with space for a fridge/freezer. The spacious family room provides a flexible space for various uses, whether as a secondary living area, a playroom or dining room, this pitched roof extension has 3 velux windows and bi-folding doors leading to the rear garden, it seamlessly connects to the rest of the home, enhancing the open and flowing layout. A standout feature is the 16ft study, which could easily serve as a fifth bedroom. With its generous size and a ground floor shower room, this space offers excellent potential for annex style living. Ascending to the first floor, you will find four well proportioned bedrooms. The master bedroom benefits from an en-suite shower room, providing a private retreat within the home. The additional bedrooms share a family bathroom with modern fixtures and fittings.

EXTERNAL

The integral garage provides secure parking and additional storage space. The ample off-road parking at the front ensures plenty of space for multiple vehicles, catering to all your parking needs. The rear garden is a delightful outdoor space, offering a mix of lawn and patio areas, perfect for outdoor dining and has a selection of mature shrubs and flowers.

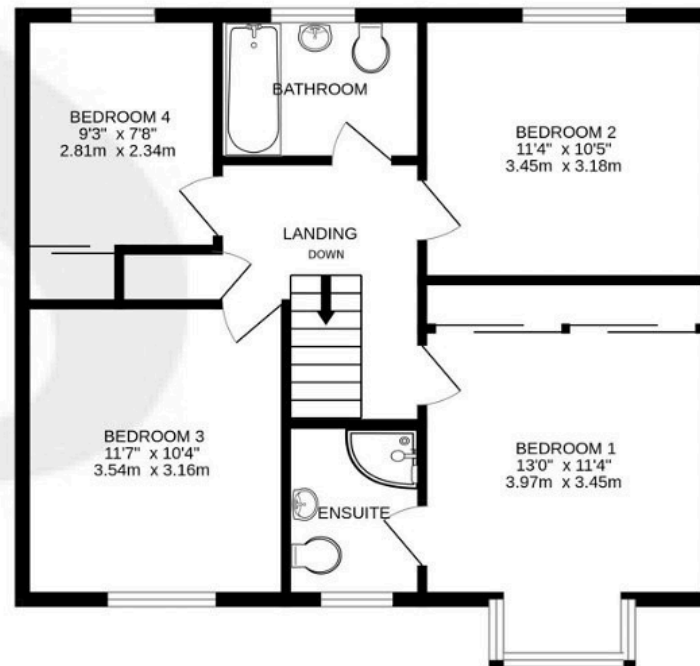
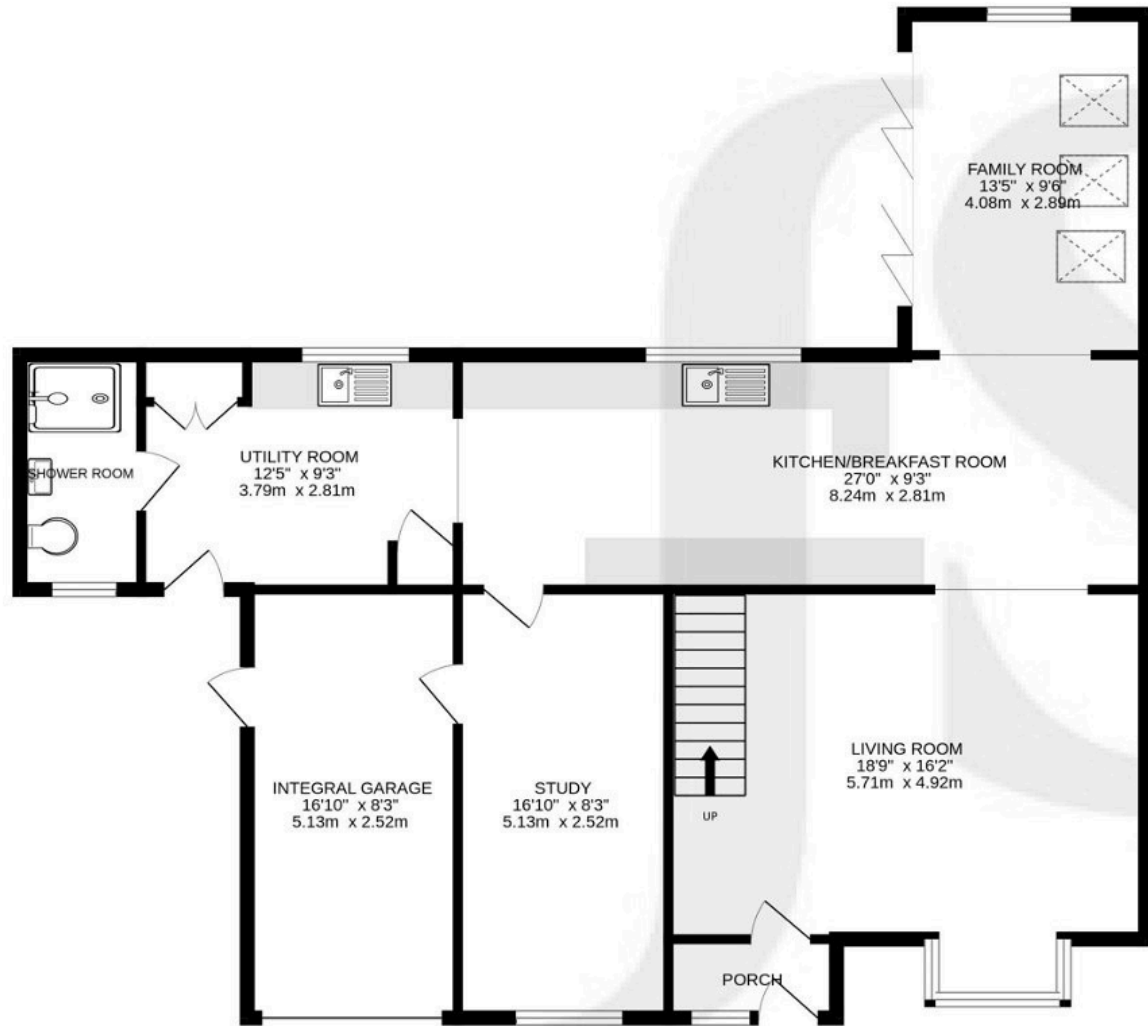
SITUATED

Discover the idyllic setting of Findon Valley, nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. This location is a haven for families, with the property falling within the sought-after Vale School catchment area and high schools conveniently located just a few miles away. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travellers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



GROUND FLOOR

1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(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: 1572 SqFt

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.