



Argyll Mews | Findon Valley | BN14 0AY  
Offers Over **£325,000**



Welcome to this spacious, modern three bedroom home, perfect for contemporary living. Built in 2017, this delightful property has all the benefits of a new build including smart heating, lighting, security and fitted blinds. The property is offered chain-free and includes the remainder of the 10 year NHBC build guarantee, providing you with peace of mind and security. Conveniently located in Findon Valley, close to local shops, cafes and transport links.



## Key Features

- Townhouse
- Three Double Bedrooms
- Findon Valley Location
- Lounge/Diner
- Fitted Kitchen
- Allocated Parking Space
- Close to Vale School
- Remainder of NHBC Build Guarantee
- Rear Garden
- Chain Free



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Entrance hall with store cupboard and cloakroom/wc. The open plan lounge/diner provides a versatile space for relaxing and entertaining, filled with natural light and designed with a modern touch and French doors leading outside. Modern fitted kitchen boasts a range of base and wall units, integrated double oven and space for appliances. On the first floor are two double bedrooms with fitted wardrobes and a bathroom. Ascending to the second floor you will find the main bedroom with an en-suite shower room.

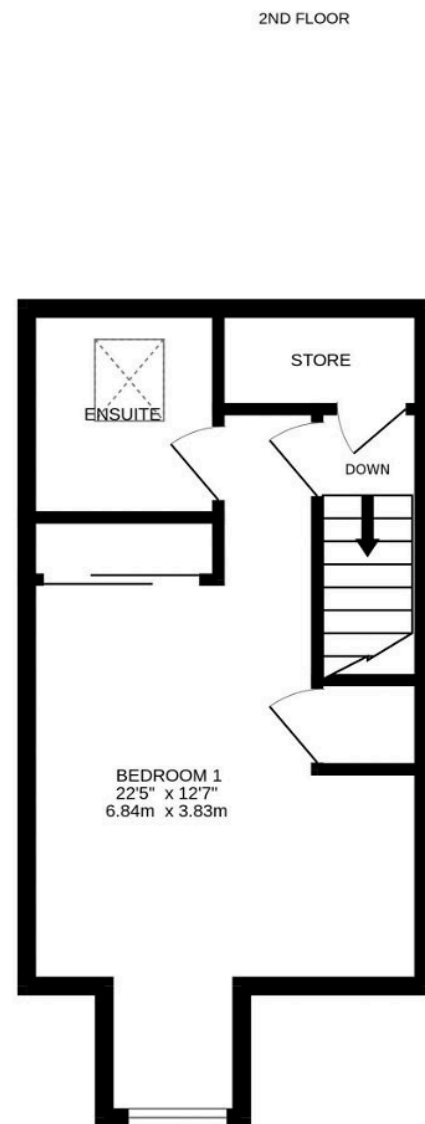
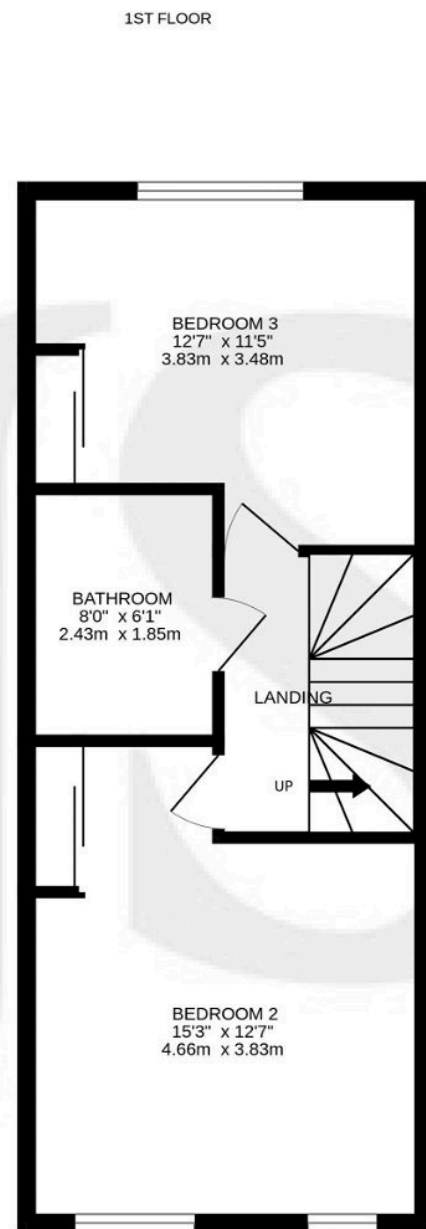
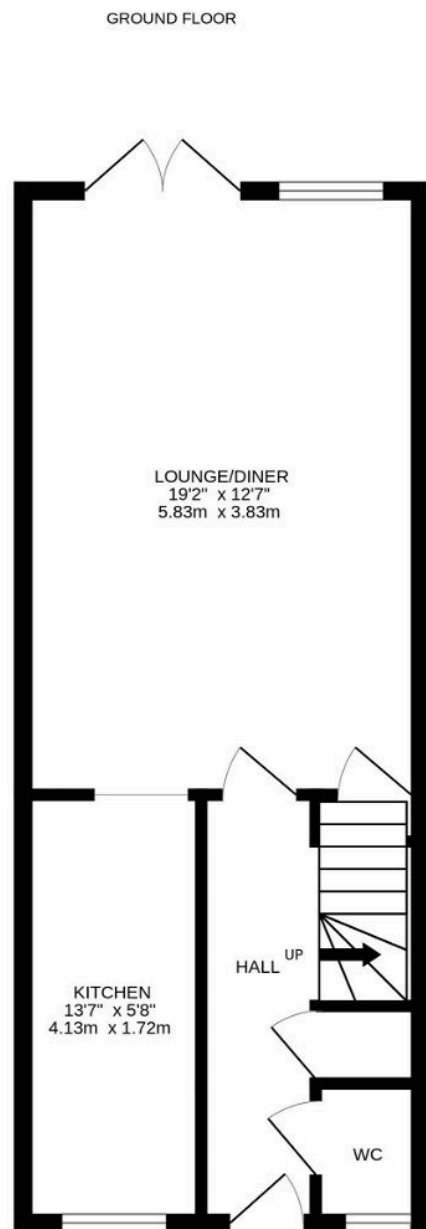
### EXTERNAL

The rear garden is mainly laid to lawn with a patio area with gated rear access. At the front is an allocated parking space.

### SITUATED

Set back from the road and situated in Findon Valley which is nestled at the foot of the South Downs, close to Cissbury Ring and The Gallops which offers scenic walks and views across this National Trust site. Great location for families being in the Vale School catchment area and high schools within a few miles away. Doctors surgery and a good selection of shops, restaurants and pubs in Findon Valley and Findon Village. The nearest railway station is West Worthing which is 2.3 miles away. Bus routes run along the main road and easy access to A24 and A27.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1131 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.