



The Limes | Findon Village | BN14 0UZ  
Guide Price **£270,000**



We would love to offer this well presented top floor apartment with open plan living, modern kitchen/diner, two bedrooms with built in wardrobes and bathroom. This home benefits a share of freehold which keeps the outgoings minimal, being sold chain free.



# Key Features

- Top Floor Apartment
- Two Bedrooms
- Open Plan Living
- Modern Kitchen/Diner
- Bathroom
- Storage Space
- Share of Freehold
- Close To Local Amenities
- Village Location
- Chain Free



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

The spacious, open-plan living room creates a warm and inviting space, perfect for relaxation or entertaining with an abundance of windows allowing natural light and views over the countryside, adjoining the living area is a dedicated dining space, ideal for hosting a dining table and the modern kitchen is well-equipped with units and storage, offering a practical and stylish space for everyday cooking. The apartment includes two bedrooms, both with built in wardrobes, offering ample storage and maximizing the use of space. A well-appointed bathroom adds to the home's convenience and contemporary feel.

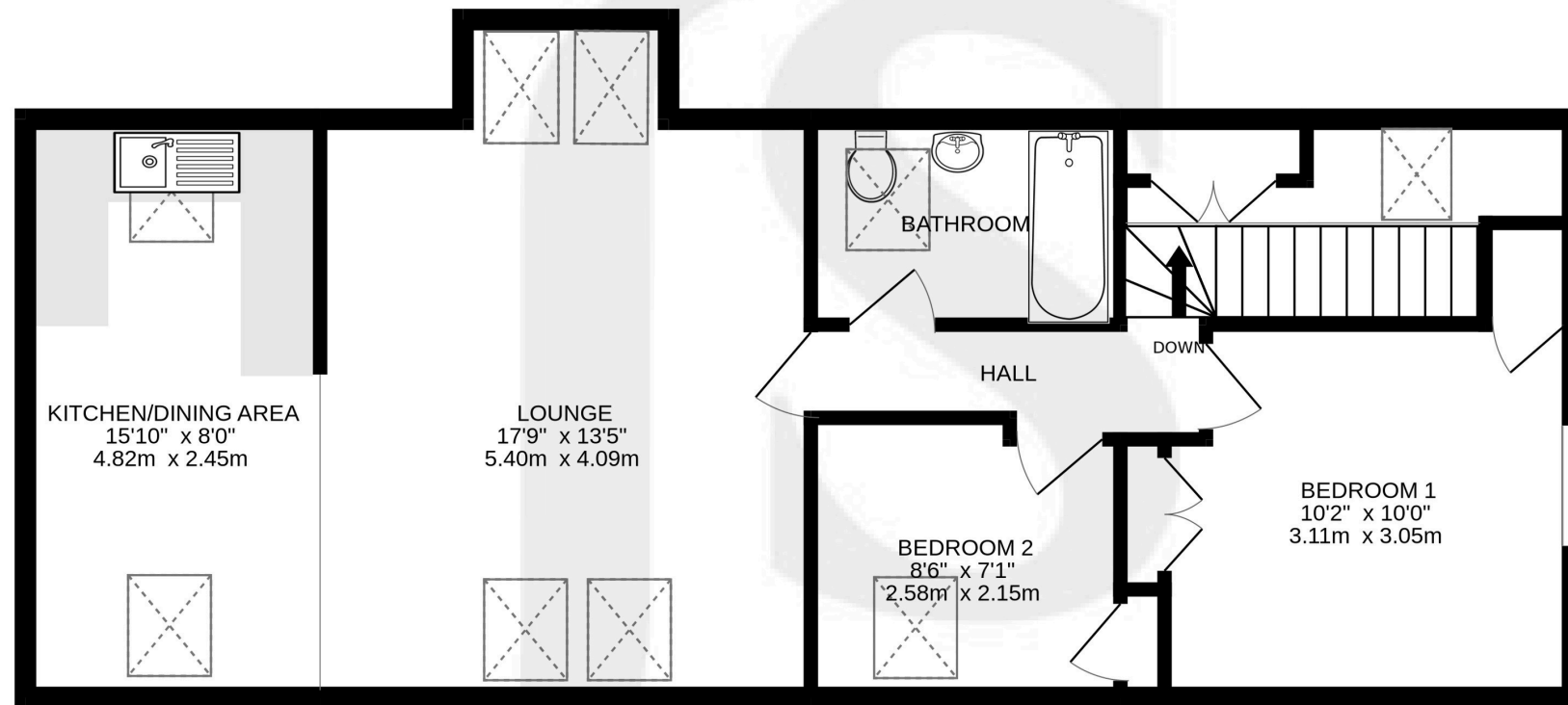
## EXTERNAL

The property has communal gardens at the front of the property and storage in the shed.

## SITUATED

Findon Village, which is nestled at the foot of the South Downs with lovely countryside walks including access to the South Downs Way and the local landmarks of Cissbury and Chanctonbury Ring, but also miles of bridle paths and home of a well known racing stables. Locally there is a selection of restaurants, traditional pubs and shops. Findon manor hotel and a church are nearby. The area is very popular with families and has an excellent local primary school St John the Baptist which takes children from 4-11 years old, with an Ofsted rating of 'Good', with Early Years rating of 'Outstanding'. Easy access to the A24 and A27 and bus routes nearby. West Worthing Railway station is approximately 3.5 miles away and Worthing town centre under 5 miles.





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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(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: 753 Sq Ft

Tenure: Freehold

Council tax band: B

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.