



## Stable Lane, Worthing



Offers In Excess Of  
£1,400,000  
Freehold

- Beautiful Detached Family Home
- Favoured Findon Village Location
- Six Bedrooms
- Double Garage & Off Road Parking
- Three/Four Reception Rooms
- Swimming Pool with Pool House
- Separate Utility Room & GF WC
- Annex with Roof Terrace
- Three Bathrooms
- Beautiful Landscaped Gardens

Robert Luff & Co are proud to introduce this stunning six-bedroom detached family home located in the highly desirable location of Findon Village. Nestled in a picturesque location with close proximity to local shops, amenities, schools, parks, and the idyllic South Downs, this residence offers the perfect blend of comfort and convenience. Step inside to discover the spacious accommodation, which comprises a welcoming entrance hall, contemporary kitchen/family room, utility room, two versatile reception rooms, and a dedicated play area for little ones. Upstairs, you'll find five elegantly appointed bedrooms, including a luxurious master bedroom boasting a fashionable dressing room and a sumptuous ensuite, featuring his and hers sinks, a freestanding bath, and a stylish walk-in shower, creating a truly indulgent retreat. Outside, this property delights with a generous driveway that provides ample off-road parking for multiple vehicles. Adding to its allure, there is a fantastic leisure house complete with an indoor swimming pool and a rejuvenating sauna, offering endless opportunities for relaxation.

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## Accommodation

### Oak Front Door

Leading into entrance Vestibule. Wooden floors. Feature double glazed bay windows. Decorative radiator. Original door into living room. Beautiful double doors opening into:

### Entrance Hall 10'9" x 10'0" (3.29 x 3.05)

Tile floor. Exposed beams. Wall mounted alarm system. Opening through into:

### Kitchen/Family Room 38'5" x 16'11" (11.71 x 5.18)

This stunning Tom Howley fitted kitchen is handmade with double glazed window overlooking the front and double glazed full width glass roof lantern drawing in lots of natural light above. Double stainless steel sink unit inset to a beautiful quartz work surface that flows throughout. Mixer tap and drainer. Matching range of wall and base units with AGA oven, six oven compartments, hot plate and double ring hob with integrated extractor hood above. Two integrated dishwashers. Built in stainless steel full length Liebherr fridge/freezer plus glass fronted wine cooler. Central island fitted beautifully with quartz stone providing dining space with further space for stalls below. Sunken sink unit with cooker cube mixer tap offering carbonated, filtered and boiling hot water. Mixed built in storage with pull out cutlery drawer and cupboard space. Built in tea and coffee station dresser finished with quartz worktop opening and providing shelving and display units. Space for twelve seater table and chairs with fitted wine/bar station again finished with quartz, display units and built in fridge. Three decorative radiators. Three double glazed windows wrapping around the bay and overlooking the rear garden. Skimmed ceiling with spotlights and speakers. Door way leading to:

### Inner Hall 10'9" x 10'9" (3.29 x 3.29)

Double glazed door to side. Tiled floor. Radiator. Door into utility room and WC.

### Utility Room

Double glazed window to front. Tiled floor. Butler sink with mixer taps. Matching range of wall and base units with roll top work surface. Space and plumbing for washing machine and tumble dryer. Wall mounted electric box. Hanging space. Skimmed ceiling.

### Ground Floor WC

Tiled floor. Low level flush WC. Wash hand basin inset to vanity unit with mixer tap. Marble work surface. Radiator. Extractor fan. Skimmed ceiling.

### Office/TV Room 13'6" x 7'11" (4.14 x 2.42)

Double glazed window to rear overlooking the rear garden. Radiator. Loft hatch. Spot lights. Skimmed ceiling.

### Living Room 25'4" x 14'10" (7.74 x 4.54)

Triple aspect room with lovely views across the downs to the rear. Oak effect flooring. TV point. Feature fireplace with stone surround and hearth. Exposed wood beams. Skimmed ceiling. Door leading to:

### Play Area 15'1" x 11'1" (4.60 x 3.40)

Leaded light double glazed windows and doors overlooking and opening out onto the rear garden. Radiator. Stairs leading down into the inner hallway with double glazed doors opening out into the rear garden on one side and the decking in the side garden on the other. A leaded light door leads into the swimming pool leisure house.

### Leisure Wing 34'4" x 21'11" (10.47 x 6.70)

Tiled floor. Door into main pool area and door into changing rooms with separate shower cubicle, changing area, walk in sauna and separate WC with double glazed leaded light window to side aspect. Wash hand basin. Low level WC inset into vanity unit.

### Main Pool Area

Heated swimming pool with steps leading in. Fully tiled floor surround. Seating areas with further space for gym equipment. Hard wired music system and speakers. Wall mounted light. Built in boiler/pump room. Sliding doors opening out onto the side garden.

### First Floor Landing

Spreads attractively across the front of the house. Double glazed windows overlooking the front aspect. Door onto roof terrace. Door onto:

### **Bedroom One 24'2" x 15'7" (7.38 x 4.77)**

Double glazed windows to rear and side aspect enjoying stunning views across the downs with fitted shutters and decorative window sashes. Two radiators. Skimmed ceiling. Door into:

### **Ensuite Bathroom 14'6" x 8'11" (4.42 x 2.73)**

Three double glazed windows to front and side aspect fitted with matching shutters. Beautiful tiled floor with stand alone bath and floating mixer tap. His and hers wash hand basin with chrome mixer taps inset to quartz worktops and vanity unit below. Mirrored insert above. Walk in glass screened shower enclosure with extractor fan and spotlights. Wall mounted heated towel rail. Skimmed ceiling with spot lights.

### **Dressing Room 10'11" x 8'10" (3.35 x 2.71)**

Double glazed window to rear enjoying stunning Downland views. A range of full length wardrobes providing hanging space and shelving.

### **Bedroom Two 15'3" x 11'3" (4.67 x 3.44)**

Double glazed window to rear enjoying stunning views across the downs. Radiator. Space for wardrobes. Wash hand basin inset into vanity unit with mixer tap and mirror above.

### **Bedroom Three 12'5" x 9'5" (3.81 x 2.88)**

Double glazed window to rear again with beautiful downland views. Radiator. Picture rail. Space for wardrobes. Loft hatch.

### **Bedroom Four 10'11" x 10'6" (3.35 x 3.21)**

Double glazed window to front and side aspect. Radiator. Currently fitted office space with a range of fitted furniture including full length cupboards, book shelving and built in desk with drawers.

### **Family Bathroom**

Double glazed frosted window to rear. Low level flush WC. Wash hand basin inset in vanity unit with mirrored vanity cupboard above. Shaving point and light. Wall mounted heated towel rail. Fully tiled walls.

### **Annex 22'6" x 6'6" (6.86 x 2.00)**

This beautiful self contained annex offers its own private entrance via an external stair case, as well as internal access from the landing which can be locked off if needed. Being triple aspect creates the lounge bedroom space, dressing table and wardrobe space. Beautiful refitted shower room with walk in shower enclosure and floating chrome designer head. Low level flush WC, Wash hand basin inset to stone work surface with cupboard space below. Heated towel rail. Skimmed ceiling with spotlights and extractor fan.

### **Annex Roof Terrace**

Ample space for table and chairs, enjoying views out over the downs.

### **Rear Garden**

Mainly laid to an attractive patio with various seating areas. Mature flower and shrub borders. Original gate to rear leading out to downs way, a path leads and opens onto the side garden.

### **Side Garden**

Beautifully landscaped and South facing with a gorgeous wrap around composite decking enclosed with feature glass terraces creating a wonderful space for entertaining and relaxing in the sun. The garden is mainly laid to lawn with flower and shrub borders and a gate providing side access.

### **Driveway**

Gated entrance onto the drive providing off road parking for several vehicles and leads to the double garage.

### **Double Garage 19'7" x 19'5" (5.97 x 5.93)**

Two electric up and over doors with power and light. Concrete laid floor and door leading out to the rear store room. Boiler room housing two Worcester boilers and two mega flow systems.

### **Tenure**

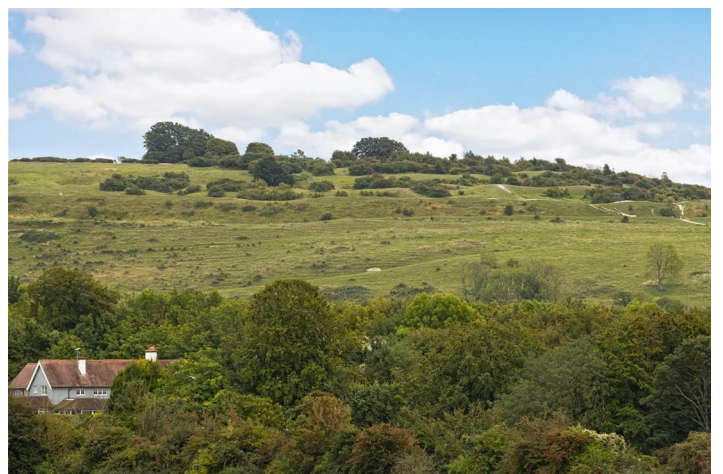
Freehold. EPC Rating D. Council tax band G.



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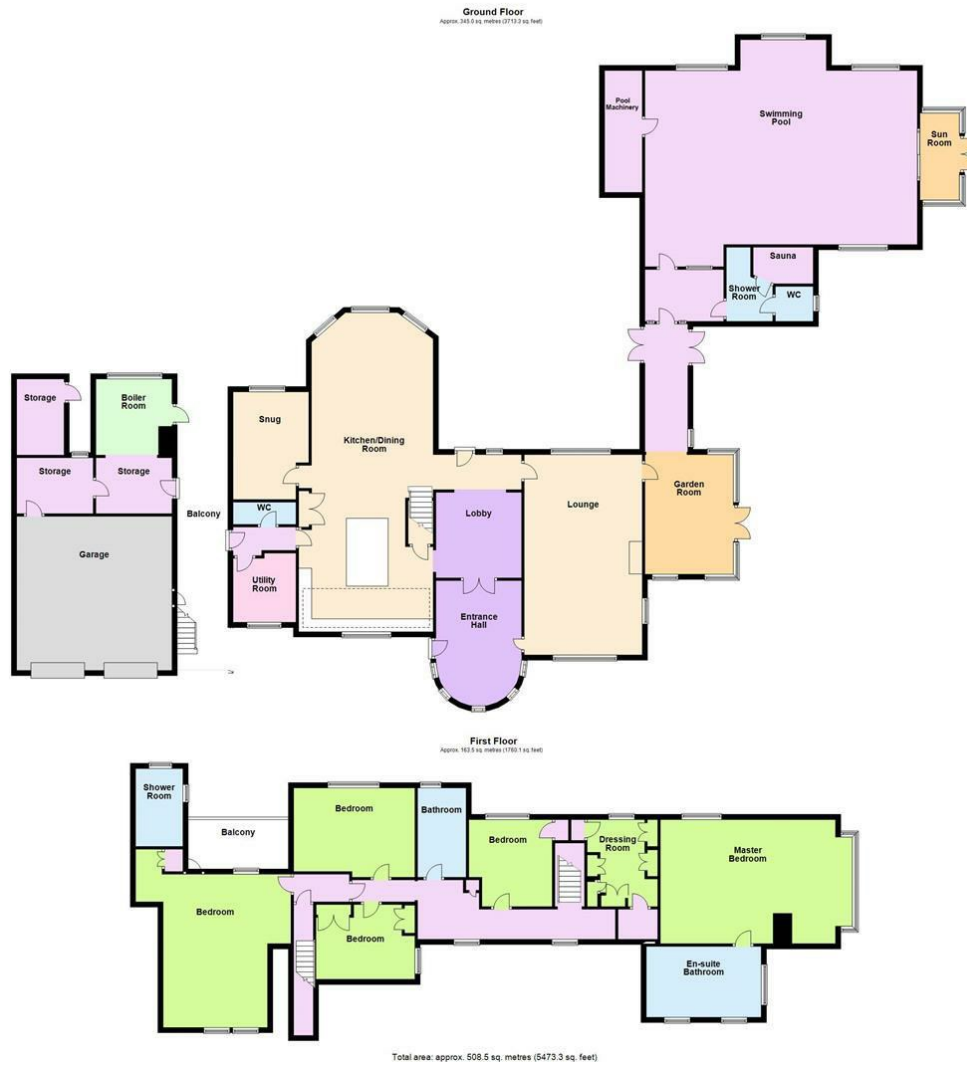


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# Floorplan



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>			
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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