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## Description

We are delighted to offer to the market this beautifully refurbished semi-detached home situated in the popular Findon Valley location close to local shops, public houses, beautiful countryside walks and with great transport links being located on the A24 and close to the A27.

Accommodation offers refitted kitchen, lounge/dining room, three bedrooms and a refitted family bathroom. The property also benefits from double glazing throughout, gas fired central heating, off road parking, west facing rear garden and views of Cissbury Ring. No Chain.

## Key Features

- Semi Detached Family Home
- Three Bedrooms
- Views of Cissbury Ring
- Ample Off Road Parking
- Council Tax Band D
- Refurbished Throughout
- Refitted Kitchen & Bathroom
- West Facing Rear Garden
- EPC Rating - TBC
- No Chain



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Double glazed door with leaded light window insert, leading into:

#### **Entrance Hall**

Oak effect flooring with stairs leading to first floor, under stairs storage cupboard housing new fuse board and meters, skimmed ceiling with spotlights and door into:

#### **Lounge/Dining Room**

**5.08 x 3.96 (16'7" x 12'11")**

Double glazed bay window to front, further double glazed window to front, two radiators, television aerial, wall mounted TV point, skimmed ceiling and spotlights.

#### **Refitted Kitchen**

**3.54 x 2.2 (11'7" x 7'2")**

Two double glazed windows to rear overlooking the garden, single stainless steel sink unit inset to a quartz effect roll top work surface with chrome mixer tap and drainer, matching range of wall and base units with built in oven, four ring gas hob and stainless steel extractor above, integrated appliances include a fridge/freezer, dishwasher and washer/dryer, oak effect flooring throughout, part tiled walls, walk-in storage cupboard with double glazed window to side aspect and double glazed door opening out onto the rear garden, radiator and skimmed ceiling with spotlights.

#### **First Floor Landing**

Double glazed frosted window to side aspect, radiator, loft hatch with pulldown ladder and built in storage cupboard housing a new Worcester boiler.

#### **Bedroom One**

**4.02 x 2.96 (13'2" x 9'8")**

Double glazed bay window to front enjoying beautiful views across to Cissbury Ring, radiator, space for wardrobes and skimmed ceiling.

#### **Bedroom Two**

**3.32 x 2.02 (10'10" x 6'7")**

Double glazed window to front, again enjoying beautiful views across to Cissbury Ring, radiator and skimmed ceiling.

#### **Bedroom Three**

**2.54 x 2.02 (8'3" x 6'7")**

Double glazed window to rear enjoying views over the gallops and garden, radiator and skimmed ceiling.

#### **Refitted Family Bathroom**

With a limed oak effect flooring, p-shaped panel enclosed bath with designer chrome mixer tap, matching chrome shower above and glass screen, wash hand basin inset to a vanity unit with matching chrome mixer tap, low level flush WC, wall mounted chrome heated towel rail, part tiled walls with feature tiled splashback, skimmed ceiling with extractor and spotlights.

#### **Rear Garden**

West facing and completely enclosed ready to be laid to lawn with side access.

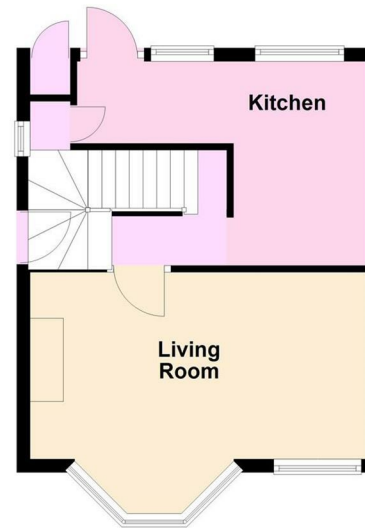
#### **Front Garden**

Decoratively landscaped with an attractive block paved driveway providing ample off road parking for several vehicles.

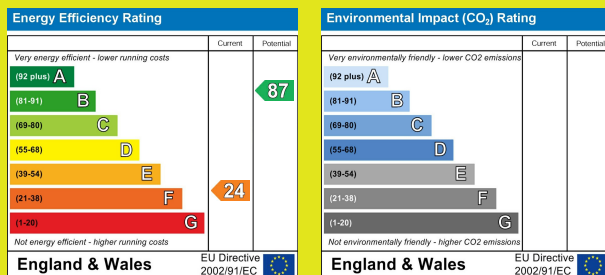
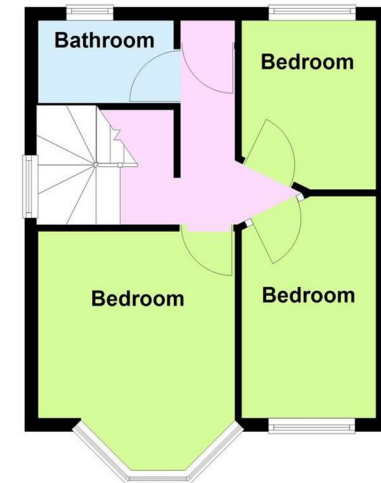


## Floor Plan Findon Road

Ground Floor



First Floor



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



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