

**FOR  
SALE**



**ALEXANDER  
PHILIPS  
& WELCH**

**Findon Road, Worthing**

Price from £? (Freehold)



**4**



**2**



**3**







Welcome to Findon Road, a substantial four-bedroom semi-detached home situated in the highly sought-after Findon Valley area of Worthing.

- Four bedrooms
- Three reception rooms
- Quiet location
- Off-street parking
- Good size garden





Spanning approximately 1,410 square feet, this property offers generous living space ideal for families seeking comfort and versatility.

The ground floor features a welcoming entrance hall leading to a spacious living room, perfect for relaxation and entertaining. A well-appointed kitchen provides ample storage and workspace, catering to the needs of a busy household. A separate dining area offers a dedicated space for family meals and gatherings.

Upstairs, the property boasts three well-proportioned bedrooms, each offering comfortable accommodation. The family bathroom is designed to meet the demands of modern living, ensuring convenience for all residents.







## More about this property

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**Why are you moving, where and when?**

Moving closer to parents.

**How old is the property? How long have they lived there? When was it built? any history etc?**

According to the documents – 1935 and that extensions were added in 1988, 2010, and 2013.

**Does the property consist of a garage, or any parking? Permit how much?**

There's a large driveway with offroad parking.

**So far as you are aware is the property structurally sound and complete?**

Yes, still standing well.

**Did the current owner do the work I.E any improvements if so what and when?**

Yes, we re-did the kitchen, the shower room, filled in some doors and moved some around upstairs to make a little more space.

**Is the property listed or in a conservation area or listed if so what extent?**

No.

**How old is the boiler? where is it located and what make? has it been regularly serviced?**

It's serviced annually by British Gas, ALPHA CD 28X - 25 years old.

**Who are the neighbours I.E family? Age? Profession?**

Young family on one side with two children, the other side with adult children.

**Has the owner ever applied for planning permission if so what and when and was it granted?**

No, never applied.

**What side of the fence are they responsible for or boundaries lines?**

I think I am responsible for the right-hand fence and the back (the side with the wall).

**Council tax band, and monetary value?**

Band D

**What are the vendors planning on leaving internally and externally, very brief description?**

Unsure.

**Local shops amenities sports centres, recreation ground, where and how far to walk?**

Vendor shares: There's a weekly circuits / exercise group on the gallops that I do on Saturday's, that's just behind the house, otherwise there's Cisburry fitness centre, I think there's a small gym just a short walk north also.

**Is the loft insulated and or boarded where is access?**

Yes, insulated well, boarded also foil insulation under the tiles.

**Ground Rents and Maintenance?**

None.

**Lease length? Freehold and percentage**

NA.

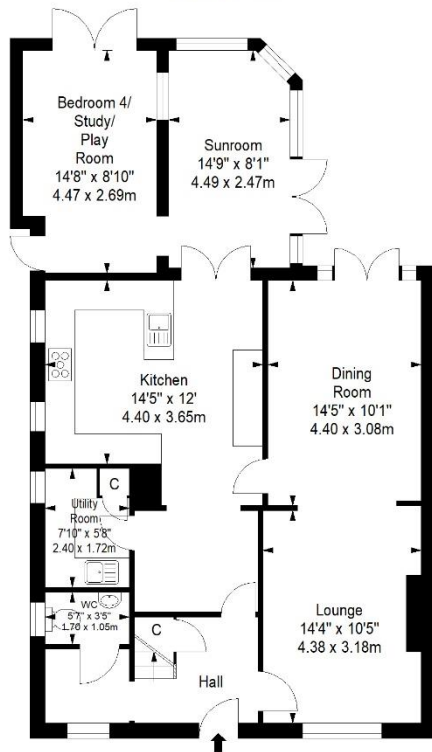
**Does the property have any schedule of works if so what and how much money is in the sinking/reserve?**

No.

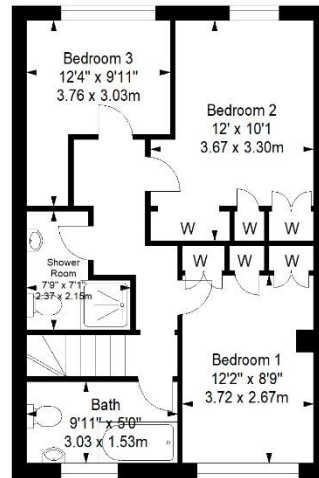
**How much are your average bills per month:**

Electricity: £132 / Water: £35 / Gas: £129

Ground Floor



First Floor



Approximate gross internal floor area 145.4 sq m/ 1565.0 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>78 C</b>
55-68	<b>D</b>	<b>64 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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