



Beech Road, Findon

Asking Price
£495,000
Freehold

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- WEST FACING GARDEN
- EPC - C
- GARAGE & DRIVEWAY
- FINDON VILLAGE LOCATION
- NO CHAIN
- COUNCIL TAX BAND - E
- FREEHOLD
- VIEWING ADVISED

A spacious two double bedroom detached bungalow located in popular Findon village. The property offers generous bedroom sizes and good living space too. There is the benefit of a drive, garage and mature west facing garden. It is located close to local shops and transport links with a short walk to the south downs, the property also offers good access to the A24 and A27. The property is being offered with no ongoing chain.

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Accommodation

Entrance Porch

Obscure double glazed front door with further double glazed windows to both sides, tiled floor, glazed wooden door into entrance hall.

Entrance Hall

Three storage cupboards (one housing gas and electric metres) loft access with pull down ladder.

Lounge 16'11" x 17'8" (narrowing to) 9'10" (5.18 x 5.39 (narrowing to) 3.02)

Feature fireplace with inset gas fire, wooden surround and tiled hearth, three double glazed windows to front, further double glazed window to side, two radiators.

Kitchen 11'10" x 9'10" (3.61 x 3.01)

Measurements to include built in units. Range of matching floor and wall units with inset one and half bowl stainless steel sink with mixer tap over, chest height oven, four point halogen hob with extractor fan above, space and plumbing for washing machine and fridge freezer, part obscured double glazed door to garden with double glazed window to side, tiled splashbacks, radiator, lino flooring.

Bedroom One 13'10" x 11'10" (4.23 x 3.62)

Measurements to include built in wardrobes offering hanging space and shelving, double glazed window to rear, radiator, wooden exposed floor boards.

Bedroom Two 10'10" x 9'10" (3.32 x 3.01)

Measurements to include built in wardrobe offering hanging and shelving, double glazed window to front, radiator, exposed wooden floorboards.

Bathroom

Wood panel enclosed bath with mixer tap and power shower over, pedestal wash hand basin, low-level WC, obscured double glazed window to rear, heated towel rail, tiled walls, wood effect flooring.

W/C.

Low-level W.C, wall mounted wash handbasin, part tiled walls, obscured double glazed window to rear, lino flooring

Garage 18'9" x 9'1" (5.72 x 2.77)

Brick built with wooden board and felt roof construction, up and over main door, power and lighting.

Rear Garden

Mainly laid to patio with lawn section, pond and rockery area, summerhouse, greenhouse, flower and shrub borders, fenced to surround, side access to front of property

Front Garden

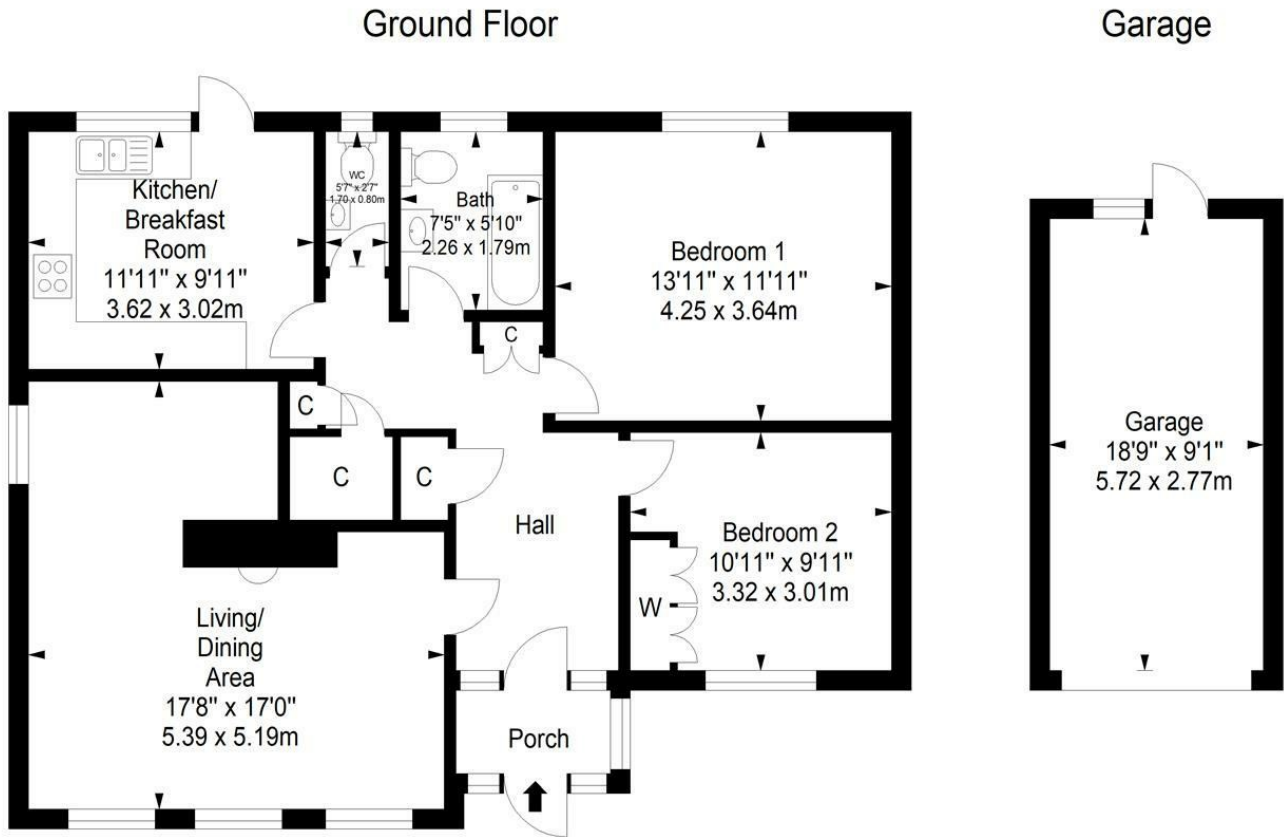
Driveway with parking for multiple cars, shingle area with shrubs, low-level retaining fence.



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Approximate gross internal floor area 86.0 sq m/ 925.7 sq ft

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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