



2



5



2



C



Description

* Guide Price £800,000 - £850,000 *

We are delighted to offer to the market this beautifully presented and extended five bedroom detached home, ideally situated in the heart of Findon Valley with local shopping facilities, parks, schools, bus routes, and easy access to both the A27 and A24 nearby.

Accommodation offers an open plan modern kitchen/breakfast room, two reception rooms, a downstairs WC, five double bedrooms, master with en suite shower room and a family bathroom. The property also benefits from beautiful views of the South Downs, a large rear garden, off road parking for multiple vehicles and a garage.

Key Features

- Beautiful Detached Family Home
- Open Plan Kitchen/Breakfast Room
- Downstairs WC
- Beautiful Views
- Garage
- Five Double Bedrooms
- Two Reception Rooms
- En Suite Shower Room
- Off Road Parking for Multiple Vehicles
- Council Tax Band F



robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co



Part glazed composite front door leading to:

Entrance Hall

Radiator, built in under stairs storage cupboard with hanging space and shelving, stairs leading to first floor, feature full length double glazed window overlooking the rear garden allowing natural light, wall mounted thermostat. Door leading into:

Ground Floor WC

Double glazed leaded light frosted window to rear, tiled floor, low level flush WC, wall mounted wash hand basin with designer mixer tap, fully tiled walls, extractor fan and textured ceiling.

Living Room

5.47 x 3.48 (17'11" x 11'5")
A beautiful triple aspect room with double glazed leaded light windows to front and side aspect, double glazed patio doors leading out on to the rear garden, feature fireplace with stone hearth, tv point, telephone point, decorative wall lights, picture rail and skimmed ceiling.

Extended Open Plan Modern Kitchen/Breakfast Room

6.64 x 3.34 (21'9" x 10'11")
A double glazed leaded light window to rear overlooking the garden, two further double glazed pocket windows overlooking the garden, one and a half stainless steel sink unit inset to marble effect roll top work surfaces with mixer tap and

drainer, matching range of wall and base units with space for Range Master style oven, five ring gas hob and stainless steel extractor hood above, integrated dishwasher, space for fridge/freezer, radiator, space for formal dining room table and chairs, built in cupboard with shelving, door leading into integral garage, double glazed door leading to side path and access and double glazed patio doors leading out onto the rear garden.

Formal Dining Room/Reception Two

4.25 x 3.65 (13'11" x 11'11")
Double glazed leaded light window to front enjoying views towards the downs, beautiful parquet flooring throughout, radiator, tv point, feature picture rail and textured ceiling.

First Floor Landing

Double glazed leaded light window to front providing lots of natural light, built in cupboard with shelving, loft hatch, roof light and skimmed ceiling. Door leading to:

Bedroom One

4.23 x 4.19 (13'10" x 13'8")
Double glazed leaded light window to front enjoying views across to the downs and the gallops, radiator, built in wardrobe providing hanging space and shelving, tv point, space for further wardrobes and door into:

En Suite Shower Room

Double glazed frosted window to front, walk in glass shower enclosure

with mirror wall mounted shower and chrome attachment, pedestal wash hand basin with matching splashback, low level flush WC, heated wall mounted chrome towel rail, radiator, skimmed ceiling with spotlights.

Bedroom Two
2.80 x 2.69 (9'2" x 8'9")

Double glazed leaded light window to rear overlooking the rear garden, radiator, wall mounted tv point and textured ceiling.

Bedroom Three
3.50 x 2.78 (11'5" x 9'1")

Double aspect room, double glazed leaded light windows to front and side aspect enjoying lovely open views, built in wardrobe with hanging space and shelving, radiator and textured ceiling.

Bedroom Four
3.65 x 2.40 (11'11" x 7'10")

Double glazed leaded light window to rear overlooking the garden, wood laminate flooring, radiator, tv point and skimmed ceiling.

Bedroom Five
3.56 x 2.64 (11'8" x 8'7")

Double aspect room with double glazed leaded light windows to rear and side aspect enjoying views over the gardens, built in cupboard with shelving and further built in wardrobe with hanging space and shelving, and textured ceiling.

Family Bathroom

Double glazed frosted window to rear, panel enclosed bath with shower attachment above and glass screen, wash hand basin, low flush WC and heated towel rail.

Rear Garden

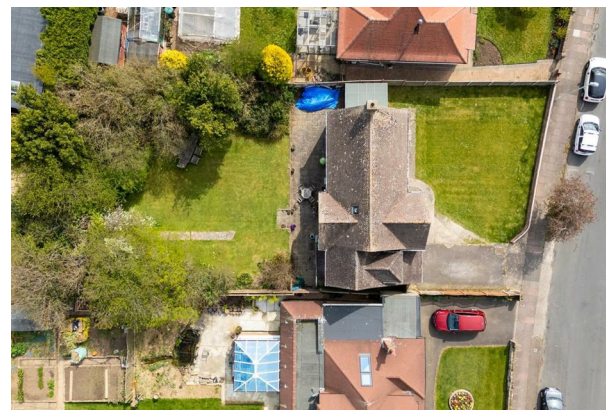
An attractive patio wraps around the back and sides of the property, steps lead up to a large garden which is mainly laid to lawn, fully enclosed with attractive mature flower, tree and shrub borders. The side garden provides access through to the front and has a useful shed with double glazing, heating and full electricity which could be used as a hobby or office space.

Front Garden

Mainly laid to lawn with attractive borders, driveway providing off-road parking for several vehicles and leading to the garage.

Garage

Up and over door with power and light and with plumbing for washing machine, tumble dryer and further fridge/freezer.





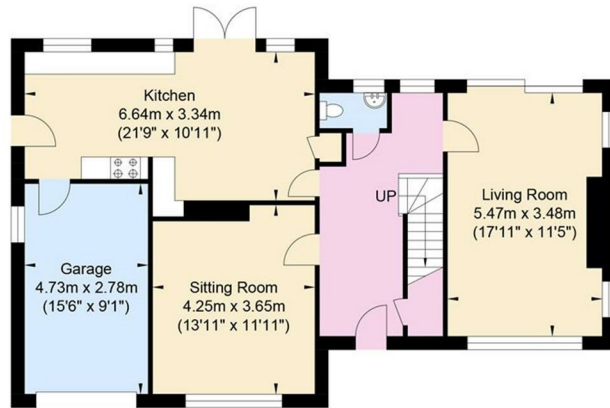
robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR | 01903 331567 | goring@robertluff.co.uk

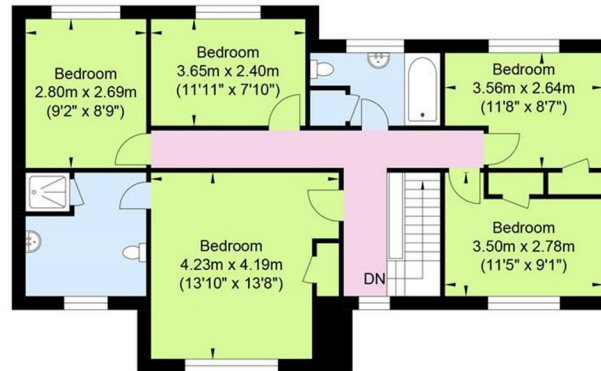
Robert
Luff & Co

Floor Plan Cissbury Drive

Cissbury Drive



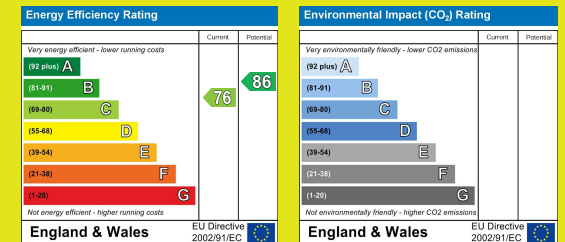
Ground Floor
Approximate Floor Area
920.85 sq ft
(85.55 sq m)



First Floor
Approximate Floor Area
880.59 sq ft
(81.81 sq m)



Approximate Gross Internal (Including Garage) Area = 167.36 sq m / 1801.44 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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.

robertluff.co.uk

2 Boxgrove Parade Goring, Worthing, West Sussex, BN12 6BR

01903 331567 | goring@robertluff.co.uk

Robert
Luff & Co