



Findon Road, Findon Valley, Worthing, BN14 0HA

Guide Price **£545,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Semi Detached House
- Three Double Bedrooms
- Open Kitchen/Family Room
- Dining Room
- Lounge
- Utility Room & W.C
- Showerroom & Ensuite
- West Facing Garden
- Garden Room/Office
- Off Road Parking & Garage



The perfect family home that ticks every box! With three double bedrooms, bathroom and ensuite, extended living space, kitchen/diner, utility room, garden room/office and West facing garden.



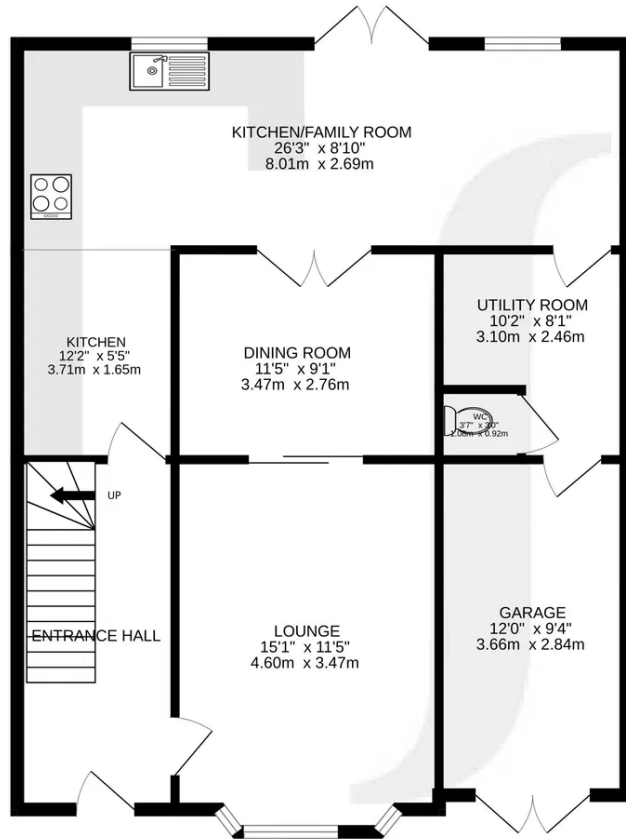
This extended family home offers generous and versatile living space, ideal for modern lifestyles. To the front, a bright living room features sliding doors opening into the dining room, which in turn flows effortlessly into the kitchen and family room, creating an open-plan feel perfect for both relaxing and entertaining. Running the full width of the property, the kitchen and family room form the true hub of the home, featuring a good range of fitted cupboards, a breakfast bar, and space for a dining table or sofa seating. Off the kitchen, a door leads to a useful utility room, a ground floor WC, and provides internal access to the garage. While the layout encourages open-plan living, thoughtfully placed doors offer the flexibility to separate spaces when desired. Upstairs, the well-planned accommodation continues with three spacious double bedrooms and a stylish family bathroom. The second bedroom enjoys delightful countryside views, while the impressive main bedroom boasts a large dressing area with fitted wardrobes, an ensuite shower room, and lovely views.

The west-facing rear garden is a true highlight, offering a perfect blend of patio and lawn areas, ideal for relaxing or entertaining. A stepping stone pathway leads to the rear of the garden, where a charming fitted gazebo provides a shaded spot — perfect for al fresco dining or unwinding in the evening. The garden is beautifully maintained, with colourful, well-tended borders adding vibrancy throughout the seasons. At the rear, a fully insulated outbuilding with power and lighting offers a versatile space, ideal for use as a home office, studio, or hobbies room. To the front, the property benefits from a generous block-paved driveway, offering ample off-road parking and access to the garage.

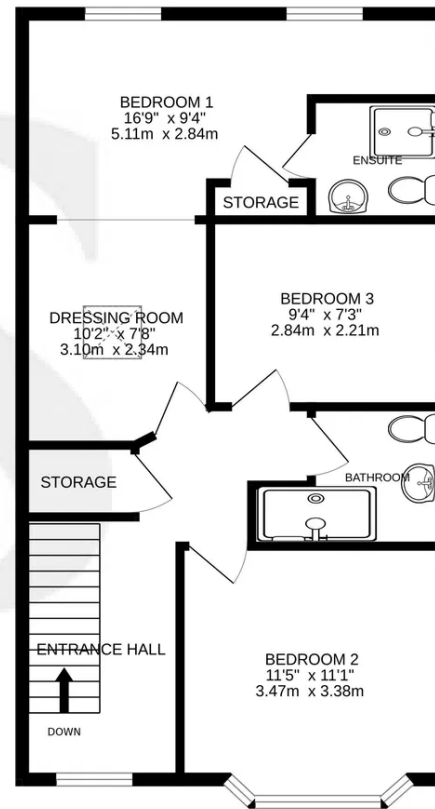


In the favoured area of Findon Valley, nestled at the foot of the South Downs, and close to Cissbury Ring with delightful walks and views across this National Trust site. Great location for families being in the Vale School catchment area and locally a Doctors surgery, library, two churches and a good selection of shops, restaurants and pubs in close proximity. The nearest train stations are Worthing or West Worthing which is 2.4 miles away. Bus routes nearby. Easy access to A24 & A27.

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.