



**Nepcote Lane, Findon Village, Worthing BN14 0SL**

Guide Price **£650,000**



**Property Type:** Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** E

- Stunning Detached Bungalow
- Large Wrap Around Gardens
- Two Double Bedrooms
- Shower Room & En-Suite
- Kitchen/Dining/Family Room
- Utility Room & Boot Room
- Beautifully Refurbished
- Gated Off Road Parking
- Garage
- Close to Nepcote Green

Tucked away in the highly sought-after Findon Village, this beautifully refurbished detached bungalow effortlessly combines contemporary elegance with spacious, versatile living. Thoughtfully redesigned to an exceptional standard throughout, the property offers a superb lifestyle opportunity for those seeking comfort, style, and tranquility in an idyllic village setting. At the centre of the home is a stunning open-plan kitchen/dining/family room. Complemented by two double bedrooms, a luxurious en-suite bathroom, and a modern shower room, the accommodation flows beautifully throughout. Outside, stunning wrap-around gardens create a wonderfully private oasis, while gated off-road parking and a garage complete this impressive home.





## INTERNAL

Stepping into the welcoming and spacious boot room, you are immediately greeted by a sense of warmth, quality, and impeccable presentation that continues throughout the property. The true heart of the home is the magnificent open-plan kitchen/dining/family room — an outstanding living space designed with modern lifestyles in mind. Flooded with natural light from its triple-aspect design, including a charming box bay window and French doors opening onto the decked entertaining terrace, this exceptional room offers the perfect blend of sophistication and comfort.

The beautifully appointed kitchen features a comprehensive range of contemporary cabinetry and high-quality integrated appliances, including double ovens and a dishwasher, together with space for an American-style fridge/freezer. A central island creates a sociable focal point, complete with an integrated induction hob, stylish ceiling extractor and lighting feature, additional storage, and casual breakfast bar seating — ideal for entertaining family and friends.

Adjacent to the kitchen, the practical utility room provides additional appliance space and convenient external access.

The lounge enjoys a delightful dual aspect with picturesque views across the gardens, while French doors seamlessly connect the indoor and outdoor spaces, creating a wonderfully relaxing atmosphere.

The principal bedroom suite is beautifully presented and benefits from an excellent range of fitted wardrobes, along with French doors opening directly onto a private rear patio — perfect for enjoying a peaceful morning coffee. The luxurious en-suite bathroom has been finished to an exceptional standard and features a freestanding bath, spacious walk-in double shower, WC, and wash hand basin, creating a true spa-like retreat.

The second double bedroom is equally inviting, also benefiting from French doors leading outside, and is served by the stylish contemporary shower room.

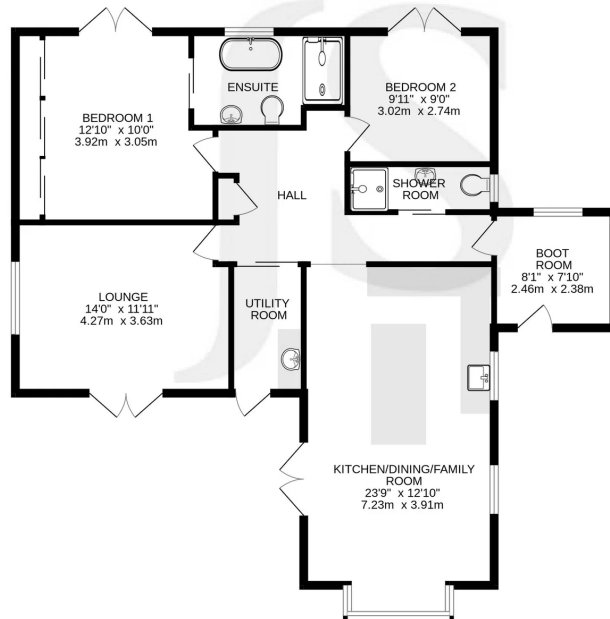
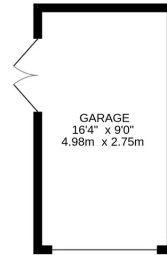
## EXTERNAL

Occupying a generous plot, the property is surrounded by expansive wrap-around gardens that provide a wonderful sense of privacy and seclusion. Predominantly laid to lawn and beautifully enhanced by mature shrubs, flowering borders, and established planting, the gardens create an attractive and peaceful outdoor setting to enjoy throughout the seasons.

A decked seating area offers the perfect space for alfresco dining, entertaining guests, or simply relaxing and taking in the tranquil surroundings. The property further benefits from gated off-road parking, providing both convenience and security, while the garage offers excellent additional storage space.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	