



Maxwell Cottages, Findon Road, BN14 0RA

Offers Over **£600,000**



**Property Type:** Semi Detached House

**Bedrooms:** 4

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** E

**Floor Area:** 1377 SqFt

- Charming 19th Century Cottage
- Four Bedrooms
- Contemporary Kitchen/Breakfast Room
- Open Plan Style Dining & Living Room
- Stunning Countryside Views
- Spacious Utility Room
- Beautifully Presented
- Large Outbuilding/Gym
- Off Road Parking
- Chain Free



This beautifully refurbished 19th-century cottage blends period charm with modern living, featuring an open plan kitchen/breakfast room, dining area with log burner and living room, conservatory, utility room, wc, four bedrooms and a luxury bathroom. Outside, enjoy landscaped gardens, stunning countryside views, and a large insulated outbuilding —ideal as a gym, office or studio. Off road parking and being sold chain free.



## INTERNAL

Step inside this enchanting 19th-century cottage, a beautifully presented and deceptively spacious home that has been sympathetically refurbished to blend its period charm with stylish modern touches.

As you enter from the front, you are greeted by a stunning contemporary kitchen/breakfast room, thoughtfully designed with classic shaker-style units, complemented by elegant worktops and an inset butler sink. There's space for a range-style cooker, and the kitchen is fully equipped with an integrated fridge and dishwasher. A central island provides additional storage, casual bar seating, and a perfect spot for relaxed morning coffees.

The kitchen flows effortlessly into a welcoming dining area, complete with a charming log burner – the ideal place for hosting family and friends. Continuing on, the spacious living room boasts a bright bay window and dual-aspect views, creating a wonderfully light and airy space.

Beyond the living room lies the conservatory, where you can enjoy tranquil views over the beautifully maintained garden and open fields beyond – you might even catch a glimpse of grazing horses in the distance.

A generous utility/boot room is a fantastic addition, offering a range of fitted units, an integrated fridge/freezer, space for both a washing machine and tumble dryer, a second butler sink, and ample storage. A rear door leads conveniently to the garden. This floor is completed by a stylish and practical downstairs WC.

Upstairs, you'll find three well-proportioned double bedrooms, along with a charming fourth bedroom, ideal as a nursery, study, or dressing room. Each room benefits from glorious views over the garden, surrounding fields, or rolling countryside, providing a sense of peace and seclusion. The luxurious family bathroom has been finished to a high standard, featuring a panelled bath, walk-in shower, WC, and wash hand basin.

## EXTERNAL

In a picturesque semi-rural setting, this charming 19th-century cottage sits proudly within beautifully landscaped gardens, offering breath taking rural views.

Approached via a gated private driveway, the property enjoys a generous frontage with ample parking for several vehicles. The gardens to the front and rear are thoughtfully designed, featuring well-maintained lawns, and colourful planting that add to the idyllic feel of the home.

To the rear, the garden opens up to uninterrupted views across open fields and rolling countryside – the perfect backdrop for outdoor entertaining, quiet reflection, or simply watching the sunset, while the sight of horses grazing in the nearby fields adds to the rural charm.

This wonderful setting combines the best of semi-rural living with easy access to local amenities, making it a rare gem for those seeking character, comfort, and countryside charm.

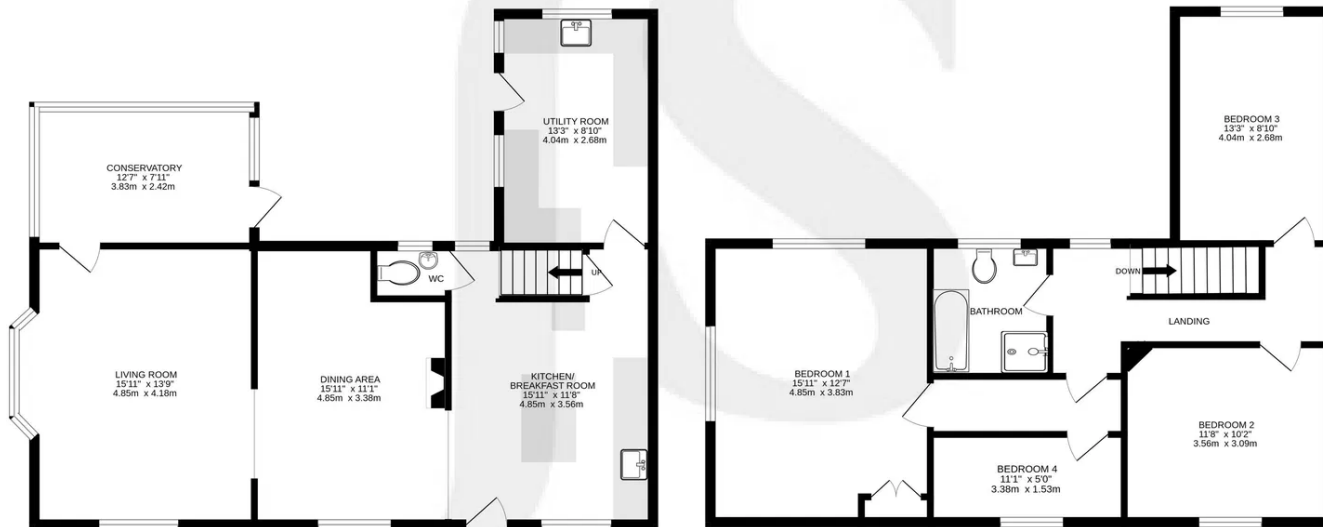
## SITUATED

This property is situated in the exclusive area at the foot of Cissbury Ring between Findon Valley and Findon Village. Within easy reach of the popular Findon valley parade of shops or pop into Findon Village for pubs, restaurants and shops. Downland walks close by as well as schools in the Village or Valley. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3.2 miles away. The nearest station is West Worthing which is approximately 2.3 miles away. Bus services run nearby and easy access to A24 and A27.



GROUND FLOOR

1ST 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		
(69-80)	C		77
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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