



Cross Lane, Findon Village, Worthing BN14

Guide Price **£325,000**



Property Type: Detached House

Bedrooms: 1

Bathrooms: 1

Receptions: 1

Tenure: Freehold

- Detached Cottage
- One Double Bedroom
- Contemporary Kitchen
- Lounge/Dining Room
- Modern Shower Room
- Separate WC
- Character & Charm
- Pretty Rear Garden
- Popular Village Location
- Chain Free

Welcome to Manor Cottage, a delightful period cottage nestled in the heart of the highly sought-after village of Findon, brimming with charm, character, and countryside appeal. This beautifully presented home offers a wonderful blend of traditional features and contemporary styling, creating a warm and inviting home in a picturesque village setting. an ideal choice for convenient and relaxed living.





INTERNAL

The property is approached via an entrance porch, providing a welcoming introduction to the home. This leads into the charming lounge/dining room, a bright and spacious living area enjoying attractive views over the front garden. Rich in character, the room boasts exposed beams and a feature brick wall, enhancing the cottage's period charm and creating a cosy atmosphere.

The lounge flows seamlessly into the contemporary kitchen, which has been thoughtfully designed with a range of sleek fitted units, integrated oven and hob, and space for additional appliances. The kitchen enjoys pleasant views over the rear garden and benefits from direct access outside, making it ideal for both everyday living and entertaining.

To the first floor, the double bedroom enjoys delightful countryside views and benefits from built-in storage. Completing the accommodation is a modern shower room fitted with a wash hand basin, alongside a separate WC for added convenience.

EXTERNAL

To the front, a gate opens into an attractive, low-maintenance garden enclosed by a traditional flint wall. The rear garden is a particular highlight of the property, offering a peaceful outdoor retreat with a well-maintained lawn, mature shrub borders, and a patio seating area perfect for relaxing or entertaining during the warmer months. A useful storage shed completes this delightful outdoor space.

Manor Cottage presents a rare opportunity to acquire a characterful village home in an idyllic setting, combining period features, modern comforts, and charming gardens in one appealing package.

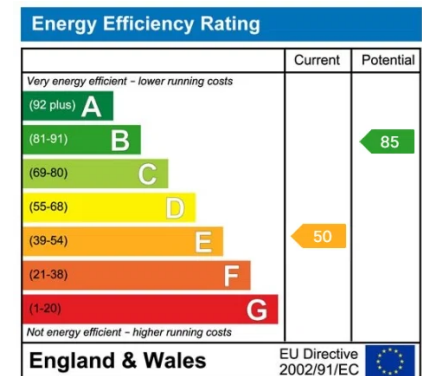
SITUATED

Nestled in the sought-after Findon Village, this home enjoys a prime position at the foot of the South Downs, offering picturesque countryside walks, including access to the South Downs Way and local landmarks such as Cissbury Ring and Chanctonbury Ring. The area is ideal for outdoor enthusiasts, with miles of bridle paths and a renowned racing stables nearby.

Findon Village offers a selection of traditional pubs, charming restaurants, and local shops, while the Findon Manor Hotel and historic church add to the village's character. The area is particularly popular with families due to its excellent local primary school, St John the Baptist, which caters to children aged 4-11 years.

For commuters, the property benefits from easy access to the A24 and A27, with convenient bus routes nearby. West Worthing Railway Station is approximately 3.5 miles away, providing direct links to London and coastal destinations, while Worthing town centre is under 5 miles away, offering a wider range of shopping, dining, and leisure facilities.





Whilst we endeavour to make our 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.