



237 Findon Road, Worthing, BN14 0ET
Guide Price £525,000

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A four/five bedroom, two bathroom semi-detached house benefiting from a west-facing garden and open-plan living. The accommodation briefly comprises: entrance hall, lounge, open-plan kitchen/diner, conservatory, family bathroom, and a study/guest bedroom. To the first floor, there is a landing, four bedrooms, with the main bedroom benefiting from an en suite. Externally, the property offers a west-facing rear garden with a brick-built storage cupboard, along with off road parking for multiple vehicles leading to a garage. Further benefits include gas central heating and double glazing throughout. The property is within close proximity to local schools, shops, amenities and easy access to A24.

- Semi Detached Family Home
- Four Double Bedrooms
- Two Bathrooms
- West Facing Rear Garden
- Garage
- Driveway
- Popular Findon Valley
- Close to local shops and amenities
- Popular School Catchment





Entrance Hall

Levelled and coved ceiling. Under stairs storage cupboard.

Living Room

5.28m x 2.97m (17'4 x 9'9)

Double glazed bay window to front. Radiator. Double glazed patio doors through too:

Conservatory

3.51m x 2.29m (11'6 x 7'6)

Perspex pitched roof. Double glazed window side. Double glaze door to rear garden opening too:

Kitchen/Dining Room

5.49m x 5.23m (18' x 17'2)

Square edge work surface having inset one and a half bowl composite sink with mixer tap and draining board. AEG firing induction hob with extractor cooker hood over. Two fitted single ovens. Integrated washing machine, dishwasher and tall fridge freezer and fridge. Matching range of cupboards, drawers and eye level wall units. Multiple larder cupboards. Inset ceiling spotlighting. Radiator. Double glazed window overlooking rear garden.

Bathroom/wc

White suite comprising panelled bath with retractable shower screen, mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Close coupled WC. Fully tiled walls. Inset ceiling spotlighting.

Study

4.04m x 2.95m (13'3 x 9'8)

Glazed door to rear garden. Radiator.

Stairs from entrance hall to:

Landing

Double glazed window. Doors to all bedroom. Access to loft via hatch.

Bedroom One

4.11m x 3.10m (13'6 x 10'2)

Double glazed window overlooking rear garden. Radiator.

Ensuite

Walk in shower tray with glazed fixed shower screen, wall mounted controls and overhead shower. Close coupled WC. Wall mounted vanity unit with wash hand basin, mixer tap and drawers below. Ladder style towel radiator. Fully tiled walls. Double glazed window. Inset ceiling spotlighting. Extractor fan.

Bedroom Two

4.37m x 2.59m (14'4 x 8'6)

Dual aspect. Two double glazed windows. Radiator.

Bedroom Three

3.12m x 2.82m (10'3 x 9'3)

Dual aspect. Two double glazed windows. Radiator. Cupboard over bulkhead.

Bedroom Four

3.28m x 2.16m (10'9 x 7'1)

Double glazed window to front. Radiator. Inset ceiling spotlights

Outside

West Facing Rear Garden

Paved patio area with space for table and chairs. Majority being laid to lawn. 6ft fence surround.

Storage

Two Double glazed windows.

Driveway

Block paved for ease and maintenance. Standing for 4-6 vehicles. Leading to:

Garage

3.38m x 2.18m (11'1 x 7'2)

Wall mounted 'Worcester' combination boiler supplying gas central heating and hot water. Power and light. Double opening doors to front.

Required Information.

Tenure: Freehold

Council tax band: Band E

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR
956 sq.ft. (88.8 sq.m.) approx.

1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1504 sq.ft. (139.7 sq.m.) approx.
 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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