



Old Cottages, Horsham Road, Findon Village BN14

Guide Price **£415,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: C

- Semi-Detached House
- Three Bedrooms
- Modern Kitchen
- Utility Room & Ground Floor WC
- Conservatory
- Living Room with Log Burner
- Newly Refitted Bathroom
- Substantial Rear Garden
- Off Road Parking
- Village Location

Nestled in the heart of the highly sought-after Findon Village, this beautifully presented three-bedroom semi-detached family home combines character, style and practicality, offering spacious accommodation both inside and out. Thoughtfully improved by the current owners, the property boasts a contemporary fitted kitchen with a separate utility room, a cosy living room with a feature wood-burning stove, conservatory, downstairs WC, a stunning newly refitted family bathroom, generous off-road parking, and a substantial rear garden. Situated within easy reach of the village's charming pubs, local shops, highly regarded school and the picturesque South Downs National Park, this is a fantastic opportunity to enjoy village living at its finest.





INTERNAL -Upon entering the property, you are welcomed into a entrance hall that leads through to the well-appointed ground floor accommodation. The spacious living room is a warm and relaxing space, centered around an attractive wood-burning stove that creates a wonderful focal point and adds character and charm, making it the perfect place to unwind during the colder months. Flowing effortlessly from the living room is the delightful conservatory, providing valuable additional living space that can be enjoyed all year round. Overlooking the rear garden, this versatile room is ideal as a dining area, family room or entertaining space, with direct access to the garden creating a seamless connection between indoor and outdoor living.

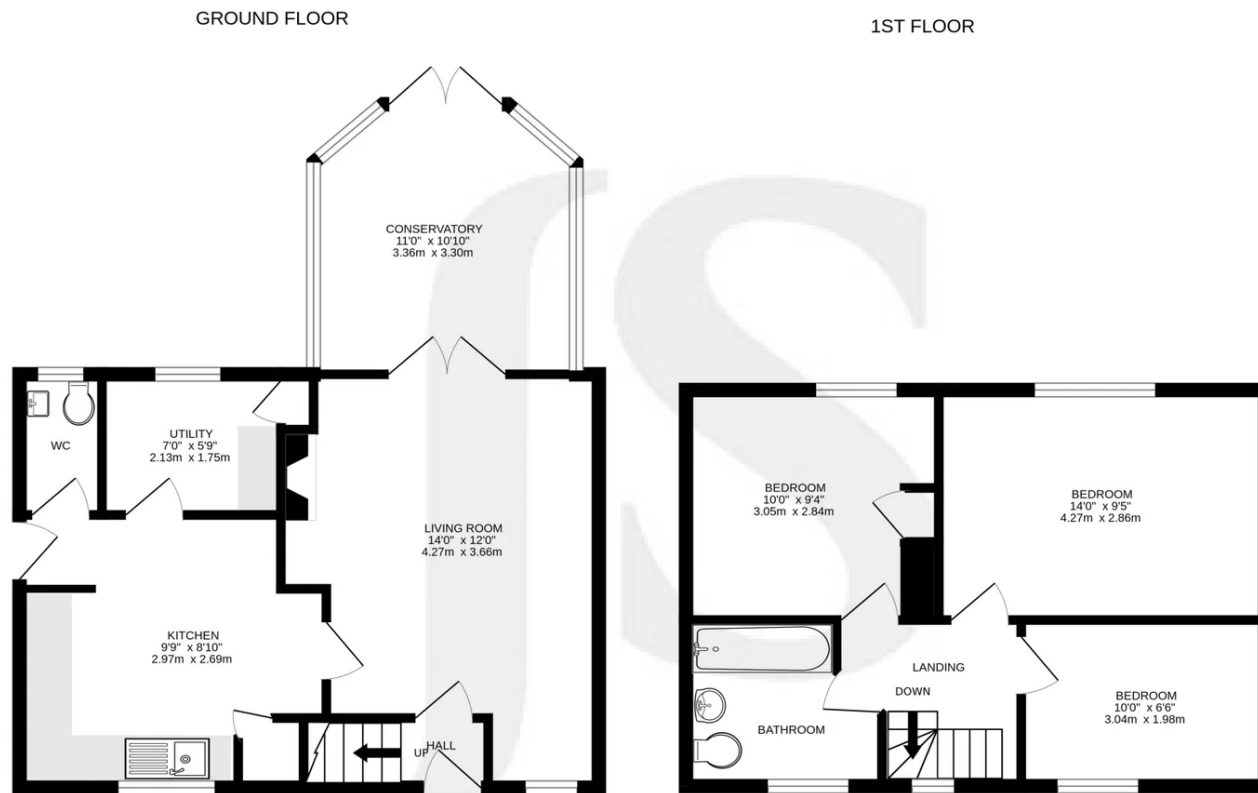
The contemporary kitchen has been thoughtfully designed with a range of modern wall and base units, offering ample worktop space and storage to cater for busy family life, as well as access to outside. Adjoining the kitchen is a practical utility room, providing additional storage, space for appliances and helping to keep the main living areas clutter-free, it also houses the boiler and a breakfast table and chairs. Completing the ground floor is a convenient WC. To the first floor are three bedrooms, each offering comfortable and flexible accommodation to suit families, those working from home or visiting guests. The accommodation is complemented by a beautifully refitted family bathroom, finished to a high standard with contemporary fixtures and fittings, creating a stylish and relaxing space.

Throughout, the property has been exceptionally well maintained and tastefully decorated, allowing prospective purchasers to move straight in and enjoy everything the home has to offer.

EXTERNAL -To the front of the property, a private driveway provides the convenience of off-road parking.

The impressive rear garden is a true highlight of the home. Substantial in size, it offers an excellent balance of lawn and seating areas, creating the perfect setting for children to play, keen gardeners to enjoy, or for hosting family and friends during the warmer months. Offering a good degree of privacy, this wonderful outdoor space provides a peaceful retreat and is ideal for making the most of the property's enviable village setting.





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		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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