



Ivy Arch Close, Findon Village, Worthing BN14 0RX

Guide Price **£595,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: F

- Detached Bungalow
- Two Double Bedrooms
- Stunning Countryside Views
- Living Room & Dining Room
- Modern Kitchen
- Master Bedroom with En-Suite
- Sun Room
- Beautiful Front & Rear Gardens
- Garage & Off Road Parking
- Quiet Cul-de-sac

This beautifully presented and thoughtfully arranged two-bedroom bungalow, enjoys stunning views across the South Downs. The property offers a fantastic balance of comfortable living accommodation, modern finishes and exceptional outdoor space, with a particularly appealing bay-fronted lounge, separate dining area, modern kitchen, bathroom, sun room and two well-proportioned bedrooms, and en-suite in the principle bedroom. Externally, the property is equally impressive, boasting wrap-around gardens, solar panels, off-road parking, garage and a workshop.





INTERNAL

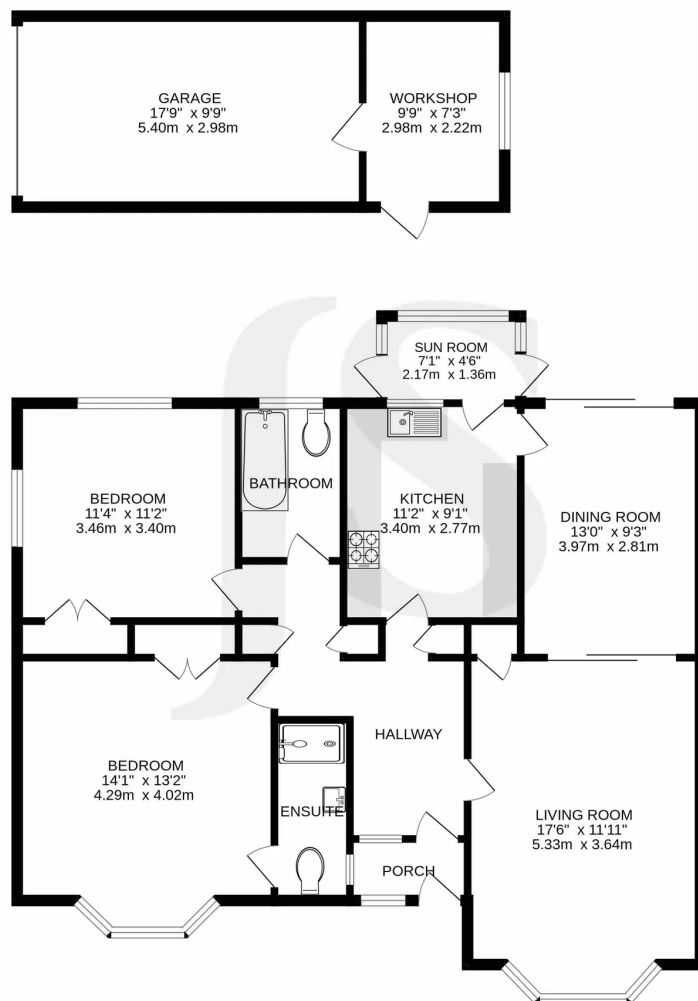
Upon entering the property, you are welcomed into a useful entrance porch, which leads through into the central hallway. The hallway provides access to all of the principal rooms and creates a natural flow throughout the bungalow with the added bonus of built in storage and airing cupboard. The generously proportioned lounge is situated at the front of the property and is undoubtedly one of the home's standout features. Enjoying a wonderful west-facing aspect, the room benefits from a beautiful bay window which perfectly frames the stunning views across the South Downs. A feature fireplace with gas fire provides an attractive focal point to the room, adding a sense of warmth and character. Sliding glazed doors into the dining room with patio doors to the rear garden and a lovely outlook. The modern kitchen is well equipped with a good selection of sleek units, providing plenty of storage and workspace with integrated oven and hob and space for appliances. Door through into the sun room which is an appealing feature, offering a peaceful space overlooking the property's secluded rear gardens. The two bedrooms are thoughtfully positioned to one side of the bungalow, creating a natural separation between the living accommodation and the sleeping quarters. Bedroom One is a particularly impressive principal bedroom, featuring a beautiful bay window enjoying the same desirable west-facing aspect and far-reaching views towards the South Downs, also benefitting from built-in wardrobes and its own modern en-suite shower room. Bedroom two is also a generous-sized bedroom, with a dual aspect allowing plenty of natural light in and built in wardrobes. The bathroom has been finished in a modern style and is fitted with a three-piece suite.

EXTERNAL

The property enjoys a truly delightful selection of outdoor spaces, with the front garden enclosed by an attractive brick and flint wall, creating a charming and characterful approach. Predominantly laid to paving with areas of lawn, the garden is beautifully established and thoughtfully planted, featuring a plethora of mature trees, shrubs and flowering plants, the generous planting creates a wonderful sense of privacy and seclusion. Several seating areas, providing the perfect opportunity to sit back, relax and enjoy the exceptional countryside views or simply taking in the surrounding landscape, this is a truly special outdoor setting. A gate leads through to the side garden, which continues the established theme with further shrubs, colourful flowers and attractive planting. The rear garden is predominantly laid to paving, offering a low-maintenance and versatile space with a lovely seating area, ideal for alfresco dining and outdoor entertaining. The garden features a pear tree, adding to its charm and providing a wonderful connection with nature. Steps lead up to an additional seating area, which takes full advantage of the stunning far-reaching countryside views and offers another peaceful spot to enjoy the surroundings. The property further benefits from a detached garage, fitted with an electric up-and-over door, power and lighting. A door leads through to a useful workshop, which features a window and a further door providing access to the rear garden. To the end of the garage is a small greenhouse, ideal for those with a passion for gardening. Off-road parking is available directly in front of the garage. A further notable benefit is the presence of owned solar panels installed on the roof, which provide an excellent energy-saving feature and currently generate an approximate annual return of £1,700–£1,900, according to the vendor. This is a particularly attractive addition, combining practical financial benefits with the property's already impressive array of outdoor features.



GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Whilst we endeavour to make our properties 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.