



Sandena, Steep Lane, Findon Village BN14 0UE

Guide Price **£270,000**



Property Type: Flat

Bedrooms: 2

Bathrooms: 2

Receptions: 1

Tenure: Leasehold

Council Tax Band: D

- First Floor Flat
- Two Bedrooms
- Open Plan Living
- Modern Kitchen
- Well Presented
- Bathroom & En-Suite
- Leasehold
- Chain Free
- Off Road Parking Space
- Village Location

A beautifully presented two-bedroom first-floor flat, offering bright and modern accommodation with a south-facing lounge/kitchen, two well-proportioned bedrooms and allocated off-road parking. The property provides a practical and contemporary layout, ideal for first-time buyers, downsizers or those looking for a low-maintenance home.





INTERNAL

Access to the property is via a well-maintained communal entrance serving the first-floor apartments, with a secure entry phone system providing controlled access and added peace of mind for residents, while also offering convenient access for visitors and deliveries. The flat opens to a welcoming entrance hall, which provides access to the principal rooms and benefits from useful storage. There is a storage cupboard immediately upon entering, along with a further cupboard housing the property's boiler. The impressive south-facing lounge/kitchen forms the main living space and is a particularly bright and welcoming room, benefiting from a lovely bay window which allows plenty of natural light to flood the accommodation. The open-plan layout creates a sociable environment, ideal for relaxing or entertaining. The contemporary kitchen is well equipped with a range of integrated appliances, including a dishwasher, providing a sleek and practical finish. A useful breakfast bar also provides additional worktop space while creating a natural division between the kitchen and living areas. Both bedrooms are well proportioned and offer comfortable accommodation. Bedroom One benefits from the added luxury of a modern en-suite, providing convenience and privacy, while Bedroom Two would make an ideal guest bedroom, home office or additional living space depending on the owner's requirements. The main bathroom is finished in a modern style and comprises a contemporary three-piece suite, providing a fresh and practical space for everyday use.

EXTERNAL

To the front of the development is a block paved driveway providing off-road parking, with the property benefiting from its own designated parking space. Overall, this is a fantastic opportunity to acquire a modern and well-maintained first-floor apartment, offering bright living accommodation, two good-sized bedrooms, an en-suite, contemporary kitchen and convenient off-road parking.

TENURE

Leasehold 107 Years
Maintenance £1,200 p.a
Ground rent £260 p.a

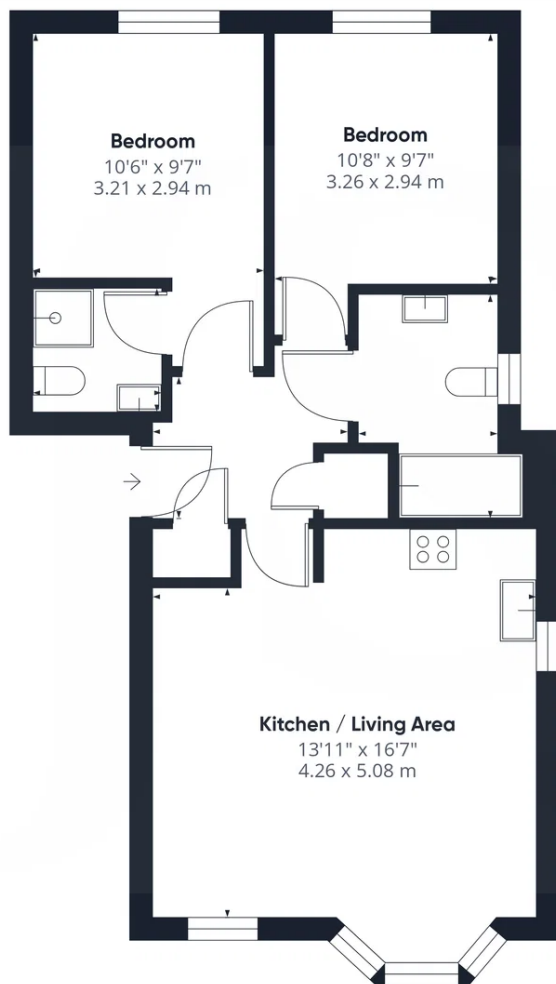
SITUATED

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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.