



**Nepfield Close, Findon Village, Worthing BN14 0SS**

Guide Price **£795,000**



**Property Type:** Detached House

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** F

- Stunning Detached House
- Four Double Bedrooms
- Luxury Kitchen/Breakfast Room
- Split Level Dining & Living Area
- Bathroom & En-Suite
- Utility Room/WC
- South Facing Garden
- Ample Off Road Parking
- Refurbished to a High Standard
- Beautiful Village Location

This beautifully refurbished four double bedroom detached home, set in the heart of picturesque Findon Village, dates back to 1890's and the property seamlessly blends period charm with modern living, recently refurbished to a high standard, featuring a stunning split-level living and dining space, luxury kitchen/breakfast room. The principal suite enjoys South Downs views, complemented by stylish bathrooms. Outside boasts a gated driveway, ample parking and delightful south-facing gardens, creating a peaceful and private setting.





## INTERNAL

A welcoming entrance hall leads into an impressive split-level open-plan living and dining space, filled with natural light from its dual aspect. The dining area comfortably accommodates a large table, while a few steps lead down to a cosy living area with a feature log burner — perfect for relaxing evenings.

The luxury kitchen/breakfast room is a standout feature, fitted with elegant curved shaker-style units, solid wood worktops and integrated appliances including a fridge/freezer and dishwasher, with space for a range-style cooker. A central island provides additional storage and informal bar seating. A vaulted ceiling with Velux windows enhances the sense of space and light, while French doors open onto the garden. A pantry cupboard and separate utility room with WC add practicality. The ground floor also benefits from a versatile double bedroom or study.

A unique feature of the home is its two staircases — one from the kitchen and one from the dining area — which lead to the first floor and add to the property's charm and individuality.

Upstairs, the accommodation is arranged into two distinct wings. The “west wing” hosts the principal bedroom, a spacious and cosy retreat with southerly views towards the South Downs, fitted wardrobes and a stylish en-suite shower room. The “east wing” offers two further double bedrooms and a beautifully appointed family bathroom featuring a walk-in double shower, freestanding bath, WC and wash basin.

## EXTERNAL

The property is approached via a gated sweeping driveway providing ample off-road parking. The delightful south-facing front garden offers a peaceful and private setting, with a decked seating area and well-stocked borders of mature trees, shrubs and flowers. To the rear, a charming courtyard-style garden provides a low-maintenance outdoor space, ideal for relaxing or entertaining.

## SITUATED

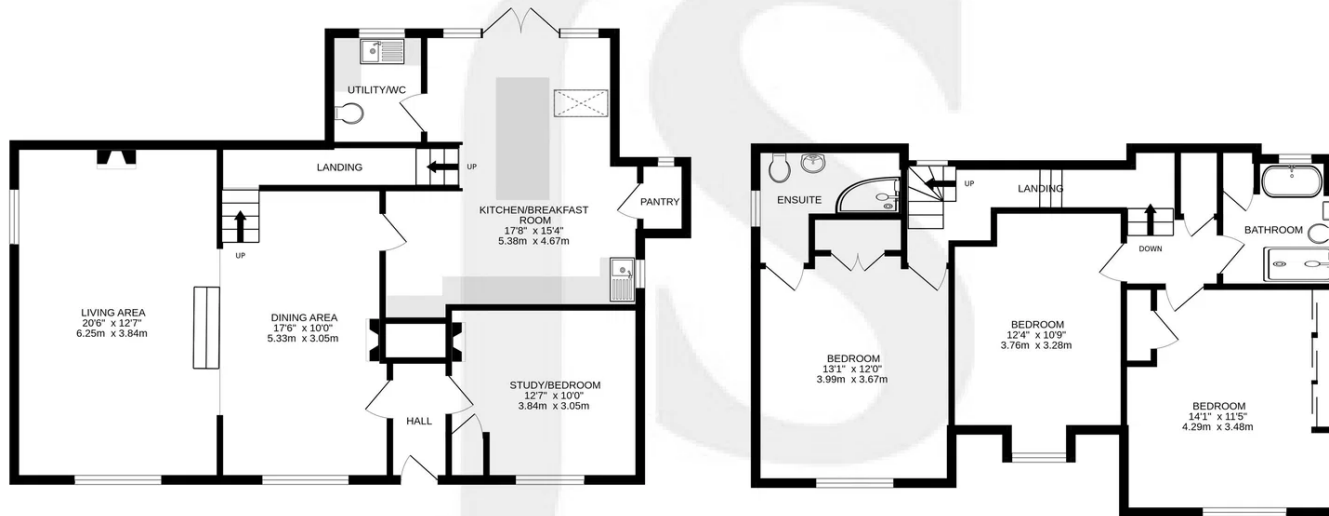
Nestled at the foot of the South Downs, Findon Village offers a picturesque and peaceful setting with an abundance of countryside walks, including access to the renowned South Downs Way. The village is surrounded by stunning natural landmarks such as Cissbury and Chanctonbury Ring, as well as miles of scenic bridle paths, making it a haven for walkers, cyclists, and equestrian enthusiasts. It is also home to a well-known racing stables, adding to the area's rich heritage.

Findon Village boasts a selection of charming restaurants, traditional pubs, and independent shop, providing a welcoming community atmosphere. The historic Findon Manor Hotel and the village church add to its timeless appeal. The area is particularly popular with families, thanks to the highly regarded St John the Baptist Primary School, which caters to children aged 4-11.



GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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