



102 Findon Road, Findon Valley, Worthing, BN14 0AQ  
Guide Price £700,000

and company  
**bacon**  
Estate and letting agents



We are delighted to offer for sale this deceptively spacious four double bedroom, two reception room detached family home positioned on an enviable plot in Findon Valley with the added benefit of having no on-going chain.

In brief the property consists of a spacious entrance hallway with doors leading to, a dual aspect dining room complete with two original porthole stained glass windows, a fitted kitchen with a separate utility room to the rear of the property which benefits from direct access to the rear garden, there is a handy ground floor WC, dual aspect lounge / family room & a sun room to complete the ground floor accommodation, on the first floor you have a split level landing with access to four double bedrooms & a family bathroom, the master bedroom also benefits from a walk-in-wardrobe space.

- Four Bedroom Detached Family Residence
- Two Spacious Dual Aspect Reception Rooms
- Ground Floor WC
- Extended Garage / Workshop
- Sun Room
- Walk-In-Wardrobe To Master Bedroom
- No Chain
- Positioned On A Generous Plot
- Plenty Of Off Street Parking
- Fitted Kitchen & Bathroom



### **Porch**

2.11m x 1.14m (6'11 x 3'9)

Wooden opening front doors, carpeted flooring, opening windows.

### **Entrance Hallway**

4.88m x 1.93m (16 x 6'4)

Carpeted floor, radiator, stairs to first floor, picture rail, access to understairs storage cupboard, various wall mounted light fittings, smoke detector, skimmed ceiling.

### **Lounge**

4.85m x 3.48m (15'11 x 11'5)

Carpeted flooring, radiator, television point, picture rail, double glazed window, skimmed ceiling, opening into family room.

### **Family Room**

3.43m x 2.31m (11'3 x 7'7)

Carpeted flooring, radiator, picture rail, skimmed ceiling, direct access into extended garage / workshop, sliding doors leading to sun room.

### **Sun Room**

4.62m x 2.64m (15'2 x 8'8)

Carpeted tiled flooring, various opening windows, double opening doors leading to rear garden, direct access into extended garage / workshop, outside lighting, various power points.

### **Separate Dining Room**

3.45m x 3.30m (11'4 x 10'10)

Carpeted flooring, radiator, double glazed window, two feature porthole windows, picture rail, serving hatch through to kitchen, skimmed ceiling, various power points.

### **Fitted Kitchen**

5.18m x 3.33m at maximum (17 x 10'11 at maximum)

Square edge laminate work surface with solid wooden edging having cupboards below & matching eye level cupboards, space for oven with extractor fan over, inset two & a half bowl sink unit with mixer tap, radiator, part tiled walls, various power points, double glazed window, fitted larder storage cupboard with various shelving units & double glazed window also having it's own lighting.

### **Ground Floor WC**

2.44m x 1.02m (8 x 3'4)

Carpeted tiled flooring, wall hung hand wash basin with hot & cold tap, low flush WC, two wall mounted vanity units with mirrored fronts, double glazed window, skimmed ceiling.

### **Utility Room**

2.46m x 1.63m (8'1 x 5'4)

Tiled effect flooring, space for washing machine & fridge freezer, a range of wall mounted cupboards, various power points, double glazed window, double glazed door leading out to side access & rear garden.

### **First Floor Split Level Landing**

4.39m x 3.89m at maximum (14'5 x 12'9 at maximum)

Carpeted flooring, skimmed ceiling, loft hatch access with drop down ladder, smoke detector, fitted storage cupboard with factory lagged hot water cylinder with slatted shelving above.

### **Master Bedroom**

4.14m x 2.97m (13'7 x 9'9)

Carpeted flooring, radiator, picture rail, double glazed window, skimmed ceiling, fitted wardrobe space with various hanging rails & shelving, secret opening through to walk-in-wardrobe.

### **Walk-In-Wardrobe**

3.12m x 2.08m (10'3 x 6'10)

Carpeted flooring, two double glazed window, a range of fitted wardrobes & drawers having various hanging rails & shelving, mirrored seating area, skimmed ceiling, picture rail.

### **Bedroom Two**

3.68m x 3.33m (12'1 x 10'11)

Carpeted flooring, radiator, picture rail, double glazed window, skimmed ceiling.

### **Bedroom Three**

3.33m x 2.67m (10'11 x 8'9)

Carpeted flooring, radiator, picture rail, double glazed window, skimmed ceiling.

### **Bedroom Four / Home Office**

3.78m x 2.59m (12'5 x 8'6)

Carpeted flooring, radiator, two double glazed windows, picture rail, skimmed ceiling.

### **Family Bathroom**

2.06m x 1.93m (6'9 x 6'4)

Wooden flooring, panel enclosed bath with wall mounted Triton electric shower over, low flush WC, hand wash basin with hot & cold tap, wall mounted vanity unit with mirrored front, extractor fan, double glazed window, skimmed ceiling.

### **Externally**

#### **Front Garden**

Attractive timber built archway over private driveway offering off street parking for multiple vehicles, garden mainly laid to lawn with various mature shrub, tree & plant borders, timber built decking area around what used to be a feature pond, gated side access, fence enclosed.

#### **Rear Garden**

Patio area, stepping onto large lawned area having various mature shrub, tree & plant borders, a range of various timber built storage sheds, two greenhouses, outside tap, various water butts & compost spaces, side garden is laid to patio with timber built storage shed having a pergola above, gated side access.

#### **Extended Garage / Workshop**

7.77m x 2.54m (25'6 x 8'4)

Workshop area:

Square edge solid wooden work surfaces with cupboards below & matching wall mounted cupboards, tiled flooring, various power points, window, door leading into sun room.

Extended Garage:

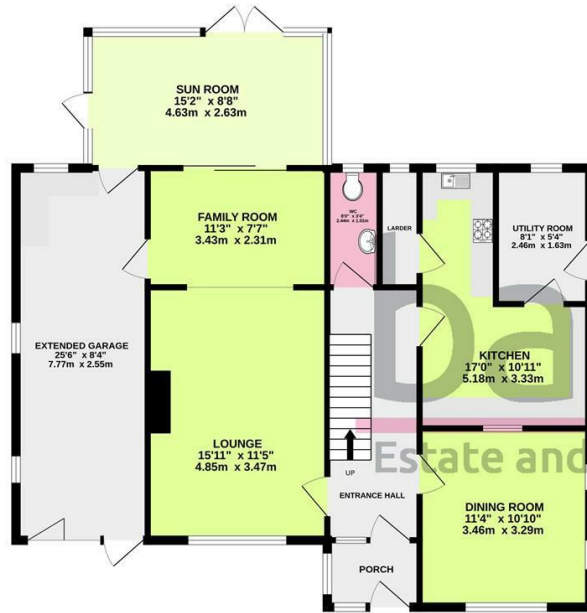
Various wall mounted power sockets, two feature porthole windows, mezzanine storage area, various cupboards & shelving space, cold water tap, opening door leading to front driveway.

#### **Council Tax**

Band F



GROUND FLOOR  
 1056 sq.ft. (98.1 sq.m.) approx.



1ST FLOOR  
 676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1732 sq.ft. (160.9 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 confirm their condition or working order.

