



Findon Road, Findon Valley, Worthing, BN14 0ET

Guide Price **£450,000**





**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

**Tenure:** Freehold

- Extended Semi Detached House
- Three Bedrooms
- Lounge
- Spacious Kitchen/Diner
- Study/Play Room
- Integral Garage & Utility Room
- Ground Floor WC
- West Facing Rear Garden
- Off Road Parking
- Potential for further development

An extended three bedroom semi with open plan kitchen/diner, annex potential West facing rear garden and garage. viewing essential.







## INTERNAL

Upon entry through a good-sized porch with built-in storage and seating, you are welcomed into the property with doors leading to the main living areas. The lounge enjoys views to the front and flows seamlessly through to a rear reception room. To the rear, the home has been extended to create a spacious family kitchen/diner, providing an excellent space for everyday living and entertaining. A second reception room sits off the rear of the lounge, making an ideal home office, playroom, or snug.

From the kitchen, a door leads to the extended garage and utility room, which offers excellent potential for further development, subject to the necessary consents. The ground floor is further complemented by a shower room comprising a WC and wash hand basin.

Upstairs, the property offers three well-proportioned bedrooms, along with significant development opportunities above the ground floor extension, presenting the potential to create a fourth bedroom and additional bathroom(s), subject to planning.

## EXTERNAL

The front of the property provides a sizeable driveway offering off-road parking for multiple vehicles, along with access to the garage. To the rear is a west-facing garden, thoughtfully arranged with a patio area, lawn, and a feature raised seating area, all surrounded by well-established planting. The garden offers an attractive and private outdoor space, ideal for relaxing and enjoying visiting birdlife and afternoon and evening sun.

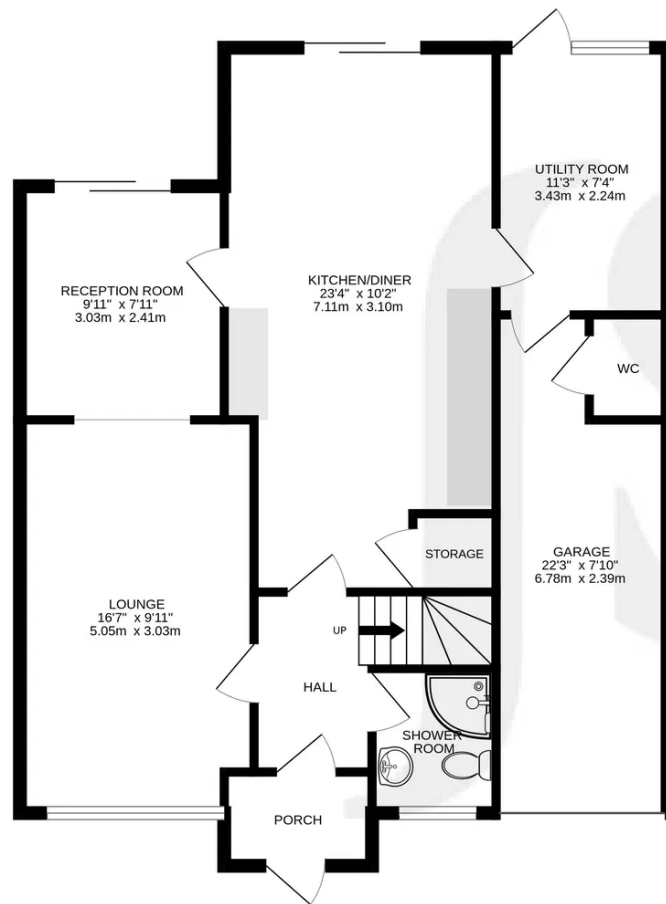
## SITUATED

In the favoured area of Findon Valley, nestled at the foot of the South Downs, and close to Cissbury Ring with delightful walks and views across this National Trust site. Great location for families being in the Vale School catchment area and locally a Doctors surgery, library, two churches and a good selection of shops, restaurants and pubs in close proximity. The nearest train stations are Worthing or West Worthing which is 2.4 miles away. Bus routes nearby. Easy access to A24 & A27.

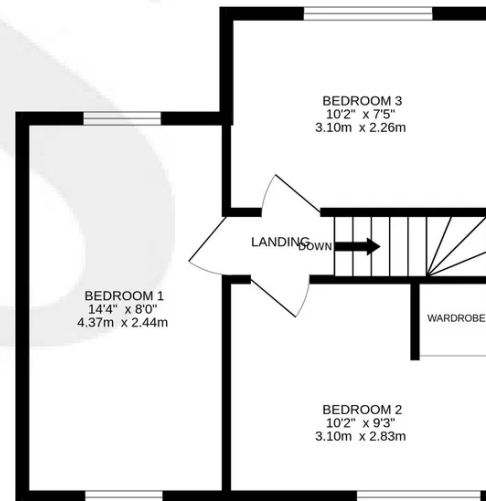




GROUND FLOOR



1ST FLOOR



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