

Holmcroft Gardens, Findon Village, Worthing BN14 0UD

Guide Price **£750,000**

Jacobs | Steel









Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: G

- Substantial Detached House
- Four/Five Bedrooms
- Spacious & Versatile
- 25ft Living/Dining Room
- Ground Floor Bedroom & En-Suite
- West Facing Rear Garden
- Cul-De-Sac Location
- Planning Permission Granted to Extend
- Garage & Off Road Parking
- Chain Free

Set within a peaceful and highly sought-after cul-de-sac in the heart of Findon Village, this substantial detached home offers generous and versatile accommodation with exciting potential for further enhancement. Currently providing four to five bedrooms, two reception rooms, a ground floor bedroom with en-suite and a west-facing rear garden, the property is ideally suited to family life and multi-generational living. Planning permission has also been granted for a first-floor extension, creating the opportunity to add a further bedroom and en-suite. Offered chain-free, this is a rare opportunity to acquire a spacious home with excellent scope to tailor and improve for the future.





INTERNAL - A welcoming entrance hall provides an inviting introduction to the property, leading through to the generous and versatile living accommodation. The impressive dual-aspect living/dining room is a wonderful focal point of the home, offering substantial space for both comfortable everyday living and entertaining. A large picture window overlooks the mature west-facing garden, while a door provides direct access outside. The room is comfortably proportioned to accommodate both generous seating and dining furniture. The spacious kitchen is fitted with a good range of units and work surfaces and flows naturally into the adjoining breakfast room, creating a sociable area for family life. From here, an inner hall provides convenient access to both sides of the property, together with the utility room and a further WC, offering excellent practicality. A further reception room provides superb flexibility and could be utilised as a formal dining room, home office or, if required, a fifth bedroom. The ground floor also benefits from a particularly useful large double bedroom with its own en-suite, making it ideal for guests, or those seeking convenient single-level accommodation. A further WC and access to the integral garage complete the ground floor.

Upstairs, the spacious landing enjoys lovely views towards the surrounding countryside and leads to three further bedrooms. Each provides comfortable accommodation, while the smaller bedroom has the added benefit of access to a substantial attic space, offering excellent additional storage and potential. A family bathroom serves the first-floor bedrooms.

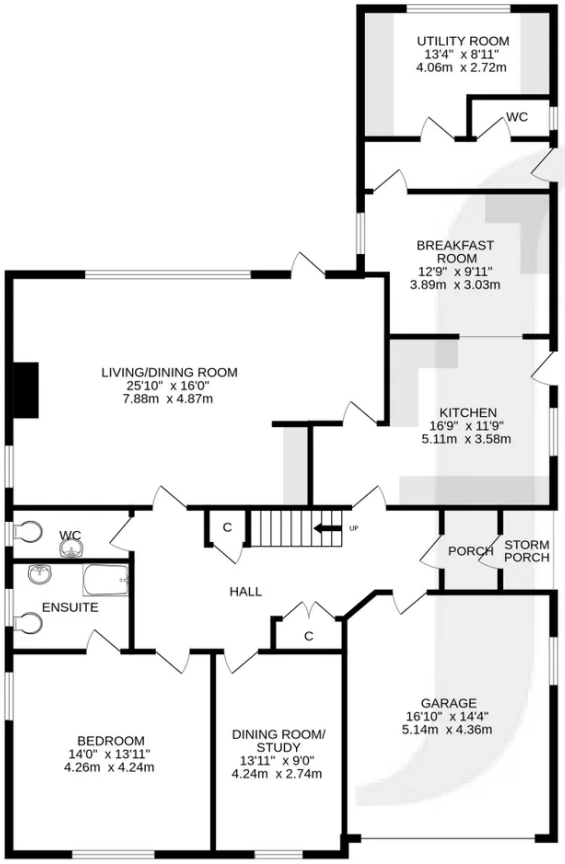
Planning permission has also been granted for the conversion of the existing loft room and the provision of front and rear dormers to create an additional bedroom and an en-suite to an existing bedroom. The consent also provides for a smaller utility room allowing the existing utility room to become a study/home office /playroom or similar, overlooking the rear garden. Details of the consent can be found on www.southdowns.gov.uk under the planning section using consent reference SDNP/26/00590/HOUS.

EXTERNAL - The property enjoys an attractive frontage with a lawned garden complemented by mature shrub borders, creating a pleasant approach to the home. A private driveway provides off-road parking and leads to the substantial integral garage, which is approximately one-and-a-half times the size of a standard garage and offers excellent secure parking, storage or workshop space. Gated side access leads conveniently through to the rear garden.

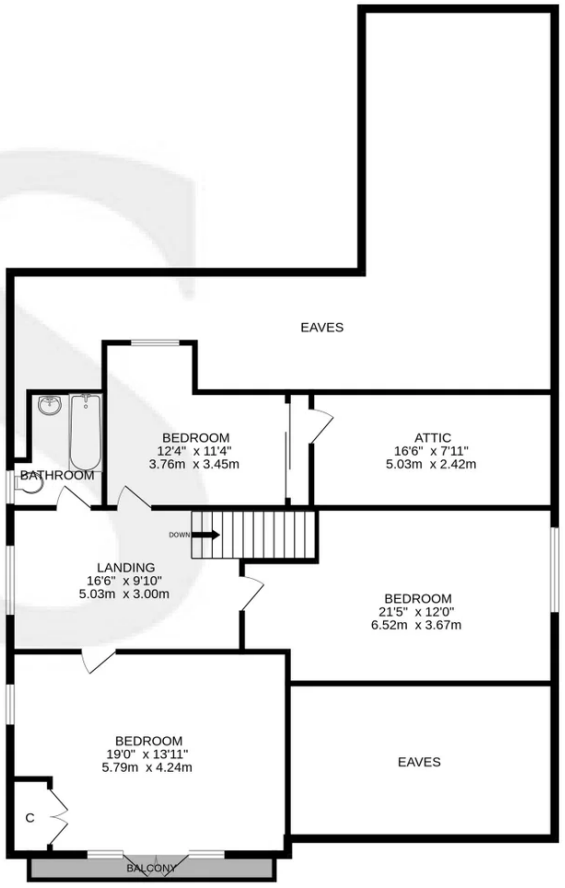
The mature west-facing rear garden is a particularly appealing feature, offering a peaceful and private setting in which to relax and entertain. A combination of lawn, established shrubs and colourful flower borders creates a wonderfully established feel, while a charming pond provides an attractive focal point. The patio area provides opportunity for outdoor dining and entertaining, while a useful garden shed and greenhouse offers additional storage. The lovely flint wall to the rear adds character and complements the established surroundings, creating a garden with a real sense of privacy and tranquility.

SITUATED - Holmcroft Gardens is situated in a peaceful Cul-de-Sac, 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.

GROUND FLOOR

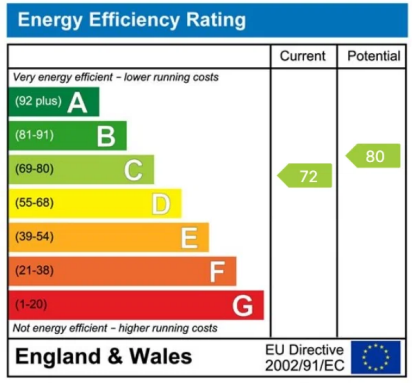


1ST FLOOR









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.
Made with Metropix ©2026

Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose 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.

Findon Office | 228 Findon Road | Worthing | West Sussex | BN14 OEJ
01903 873999 | findon@jacobs-steel.co.uk | jacobs-steel.co.uk

Jacobs | Steel