



Hurston Close, Findon Valley, Worthing BN14 0AX

Guide Price **£650,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: F

- Detached Chalet House
- Four Bedrooms
- Modern Shower Room
- West Facing Rear Garden
- Spacious Living Room
- Kitchen/Diner
- Ground Floor Bedroom & En-Suite
- Versatile Accommodation
- Well Presented
- Vale School Catchment Area



A wonderfully unique and highly versatile four-bedroom detached home offering generous accommodation arranged over two floors, with excellent flexibility for modern family living. The property features a spacious dual-aspect living room, a generous kitchen/diner, separate utility room, four double bedrooms and two bathrooms. A good-sized west-facing rear garden completes this home.



INTERNAL

The spacious dual-aspect living room provides an inviting principal reception space, with plenty of room for comfortable seating and additional furniture. The dual aspect allows natural light to flow through the room, whilst French doors open directly onto the rear garden, creating a lovely connection between the interior and outside space. A charming log burner provides a cosy focal point, making this an ideal room for relaxing and entertaining throughout the year.

The generous kitchen/diner is both practical and sociable, featuring a good range of fitted units together with useful worktop space and a breakfast bar return. There is ample room for casual dining around the breakfast bar, as well as space for a larger dining table and chairs. Particularly appealing are the French doors providing access to both the front and rear of the property, giving the room an abundance of natural light and a choice of outlooks. A separate utility room provides useful additional space for appliances and everyday household requirements.

The ground floor provides two double bedrooms, offering excellent flexibility for family members, guests or those requiring convenient single-level accommodation. One of the bedrooms benefits from fitted wardrobes and en-suite bathroom, creating a comfortable and private bedroom suite. A separate WC completes the ground-floor accommodation.

Upstairs, there are a further two double bedrooms, providing excellent additional accommodation and making this a particularly versatile four-bedroom home. A contemporary shower room serves the first-floor bedrooms. The first floor also benefits from a useful storage area, featuring two Velux windows which flood the space with natural light. This versatile area provides excellent potential for additional storage or could be adapted to suit individual requirements, subject to any necessary consents.

EXTERNAL

To the front, the property enjoys an attractive lawned garden, complemented by established shrubs and colourful planting, creating a welcoming approach and enhancing the property's kerb appeal.

Side access leads through to the rear, where the property benefits from a good-sized west-facing garden. The garden offers a lovely combination of lawn, established shrub borders and a decked area, providing plenty of space for outdoor seating, alfresco dining and entertaining.

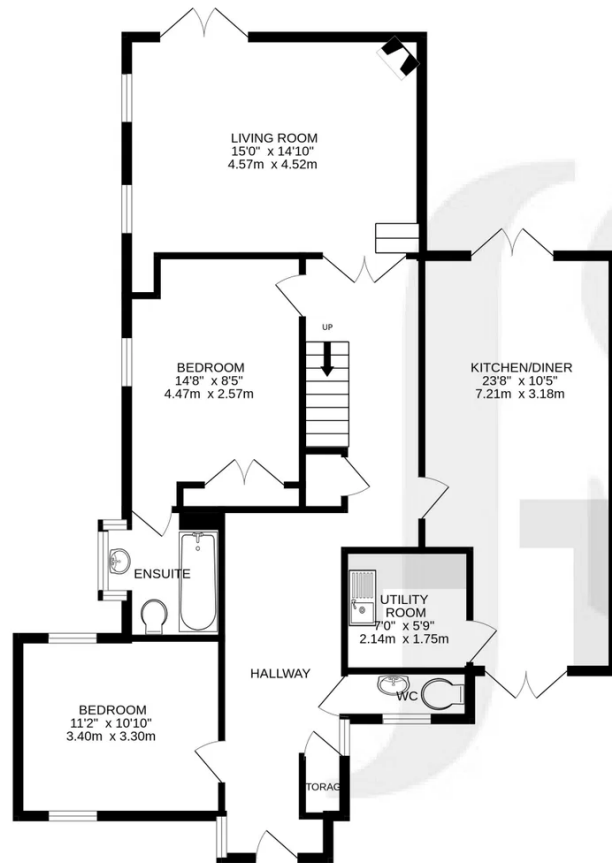
The west-facing aspect makes the rear garden an especially enjoyable space for making the most of the afternoon and evening sunshine. The established borders and planting provide an attractive backdrop, whilst the lawn offers plenty of versatility for families and keen gardeners alike.

SITUATED

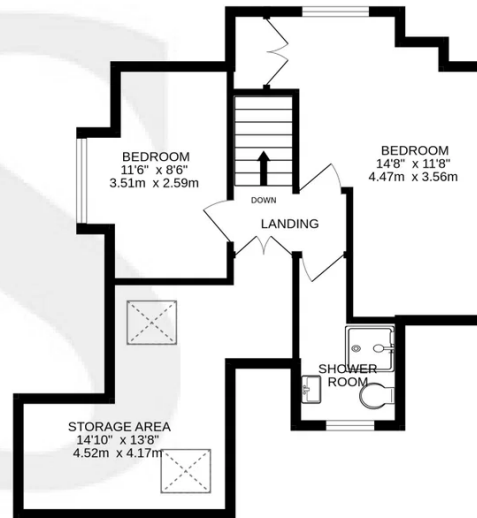
Nestled at the foot of the South Downs National Park. Here, residents have the privilege of exploring fabulous scenic walks, with notable landmarks such as Cissbury Ring and The Gallops. Findon Valley and nearby Findon Village offer amenities to cater to residents' needs. From doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travellers, the property benefits from excellent transport links. The nearest railway station, West Worthing, is a mere 2.3 miles away, providing convenient access to regional and national rail networks. Additionally, bus routes run along the main road, offering further connectivity to surrounding areas. Easy access to major roadways, including the A24 and A27.



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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	