



**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 House
- Four Bedrooms
- Contemporary Kitchen/Breakfast Room
- 30ft Kitchen/Diner
- Modern Bathroom, En-Suite & WC
- Well Presented
- Built 10 Years Ago
- Integral Garage
- Off Road Parking
- Close to Shops, School & Bus Routes

This beautifully presented four-bedroom detached home, built just ten years ago, offers stylish and spacious contemporary living. Superb 30ft dual-aspect lounge/dining room, sleek high-gloss kitchen/breakfast room with integrated appliances. The principal bedroom has an en-suite, plus a modern family bathroom. Outside, driveway provides ample parking and secluded rear garden.





## INTERNAL

A spacious and welcoming entrance hall sets the tone as you step into this impressive home. The dual-aspect lounge/dining room measures over 30ft, creating a wonderfully light and airy space, with French doors opening directly onto the garden — perfect for both everyday living and entertaining.

The contemporary kitchen/breakfast room is fitted with a sleek range of high-gloss units complemented by granite work surfaces. Integrated appliances include a fridge/freezer, washing machine, dishwasher and double oven, while a convenient breakfast bar provides additional seating and workspace. A door leads to the rear garden and integral garage. The ground floor also benefits from a cloakroom/WC.

Upstairs, there are four bedrooms, with the principal bedroom enjoying the advantage of an en-suite shower room. The family bathroom is finished to a high standard, continuing the home's modern feel.

## EXTERNAL

To the front, a block-paved driveway provides ample off-road parking. Gated side access leads to the generous rear garden, featuring a flagstone patio ideal for outdoor dining, tiered borders and a large lawn area. The garden is secluded and enhanced by mature planting, creating a private and attractive outdoor space.

## SITUATED

Located in the highly desirable area of Findon Valley, nestled at the foot of the South Downs. You are in close proximity to Cissbury Ring which provides delightful walks and views across this National Trust site. Locally there is a Doctors surgery, library, two churches and a good selection of shops, restaurants and pubs in close proximity. The property is also situated in the Vale School Catchment. The nearest train station is West Worthing which is approximately 2.6 miles away. Your local bus stop can be found nearby on Findon Road and the property provides easy access to A24 and A27.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>	83	83
(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	

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