



High Street, Findon Village, Worthing BN14 0SZ

Guide Price **£1,300,000**



Property Type: Detached House

Bedrooms: 6

Bathrooms: 3

Receptions: 3

Tenure: Freehold

Council Tax Band: F

Size: 3,337 sqft

- Stunning Detached House
- Six/Eight Double Bedrooms
- Kitchen/Diner/Family Room
- 43ft Living/Dining Room
- Study & Sitting Room
- Built circa 1880's
- Countryside Views
- West Facing Rear Garden
- Two En-Suites & Shower Room
- Garage & Ample Off Road Parking

Welcome to Elmcroft, an exceptional detached Victorian residence dating back to the 1880s, beautifully blending timeless period elegance with luxurious modern living. Situated in the heart of the picturesque Downland village of Findon, this remarkable home enjoys countryside views to the rear and offers incredibly versatile accommodation. With up to eight bedrooms, stunning reception spaces, gated parking, a substantial detached garage and a delightful west-facing garden, Elmcroft is a truly outstanding family home.





INTERNAL

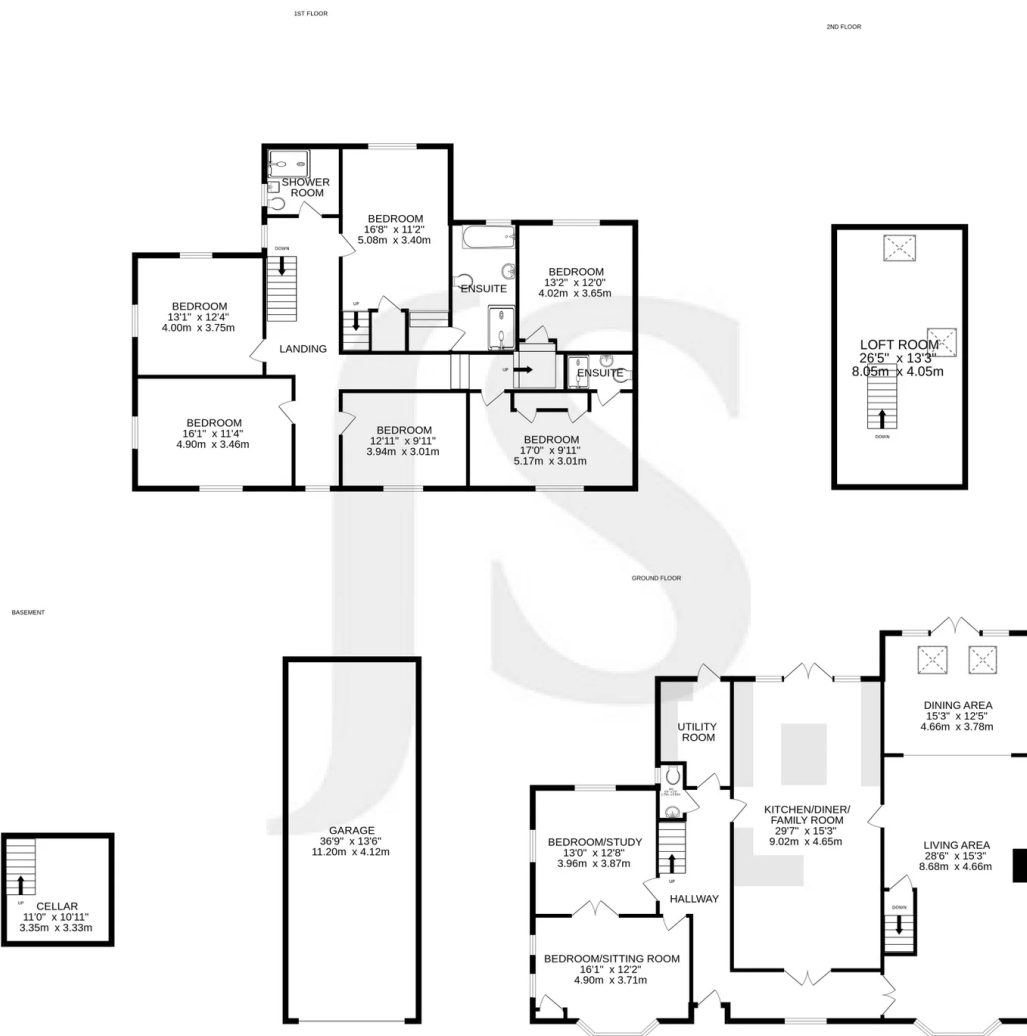
Steeped in history and thoughtfully restored, Elmcroft is a magnificent period home that has been sympathetically modernised to an exceptional standard while retaining an abundance of original character and charm. From the moment you step into the impressive entrance hall, with its high ceilings, generous proportions and beautiful solid oak flooring, the quality and grandeur of this remarkable residence are immediately apparent. Double doors open into the 42ft living and dining room, bathed in natural light from its triple aspect, including a bay window to the front and French doors opening onto the rear garden. High ceilings enhance the feeling of space, while a feature log burner creates a cosy focal point for winter evenings. Air conditioning ensures year-round comfort, and a staircase leads down to the original cellar. The adjoining kitchen/dining/family room is equally impressive, beautifully designed with an extensive range of shaker-style cabinetry, luxurious granite worktops and a substantial central island, there is space for an Aga and American-style fridge/freezer, while French doors frame delightful views across the west-facing garden. Beyond the breakfast bar dining area is ample room for a relaxed family seating area, creating an exceptional open-plan living space. A separate utility room provides valuable additional storage and laundry facilities, while a ground floor cloakroom adds everyday convenience. Two substantial adjoining reception rooms could easily serve as additional ground floor bedrooms, formal sitting room, children's playroom or home offices.



The first floor continues to impress with six generously proportioned double bedrooms. The principal suite enjoys glorious views across open grazing fields and the surrounding countryside. It benefits from a walk-in dressing room and a luxurious en-suite bathroom, while a staircase rises to a substantial loft room featuring multiple Velux windows. Already structurally prepared, this versatile space offers exciting potential to create further accommodation, subject to the necessary planning consents. A further guest bedroom benefits from its own stylish en-suite shower room, while the remaining bedrooms are served by a beautifully appointed luxury family shower room finished to a high contemporary specification.

EXTERNAL

Approached via impressive electric gate. A generous driveway provides off-road parking and leads to the substantial detached 36ft garage. The beautifully enclosed west-facing rear garden is framed by traditional flint walls. Predominantly laid to lawn, the garden is complemented by a large patio terrace, perfectly positioned for al fresco dining. A remote-controlled lawn irrigation system provides a welcome respite during the summer months on the



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	95	103
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	