



Findon Road, Findon Valley, Worthing BN14 0AQ

Guide Price **£525,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Semi-Detached House
- Four Bedrooms
- Well Presented
- Open Plan Kitchen/Diner
- Ground Floor WC
- Bathroom & En-Suite
- Front & Rear Gardens
- Off Road Parking
- Garage
- Close to School & Shops



This spacious and well-presented family home features a lounge, large kitchen/diner with integrated appliances, and a ground floor WC. Upstairs offers four bedrooms, including an en-suite, and a family bathroom. Driveway, garage, rear garden and being sold chain free.



INTERNAL

Set in a popular residential area, this well-presented and thoughtfully designed home offers generous living across two floors, perfect for growing families or those who love to entertain.

Upon entering, the welcoming hallway gives access to a handy ground floor WC and a built-in storage cupboard. The spacious lounge to the front of the property is bathed in natural light from the bay window and offers a comfortable setting for relaxing. Double doors lead through to the heart of the home: a bright and well-appointed kitchen/dining room spanning the rear of the property.

This expansive space features an extensive range of wall and base units, a mid-level oven and grill, gas hob with extractor, and integrated appliances including fridge, freezer, dishwasher, and washing machine. A breakfast bar provides the perfect spot for morning coffee or casual meals, while there is also space for a family dining table. French doors open onto the rear garden, seamlessly blending indoor and outdoor living.

Upstairs, the home offers four bedrooms, two of which feature fitted wardrobes. The main bedroom is complete with its own en-suite shower room for added privacy and convenience. A modern family bathroom serves the remaining bedrooms.



EXTERNAL

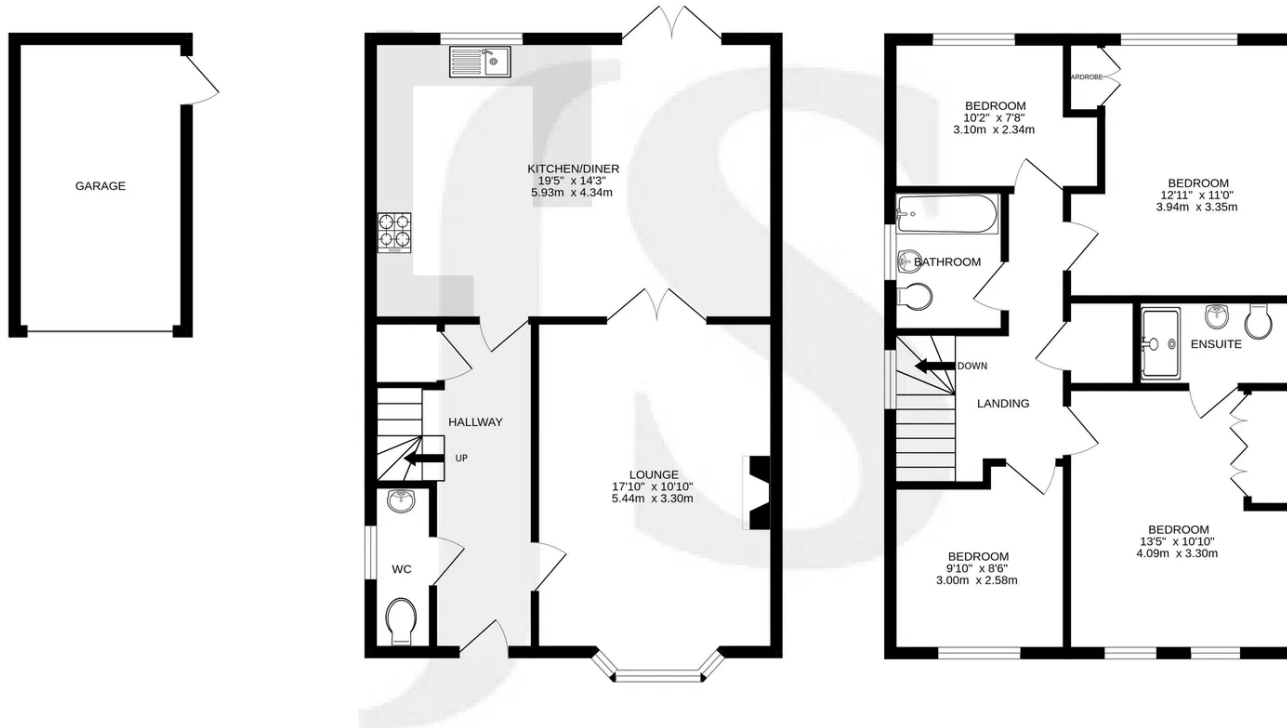
A driveway provides off-road parking and leads to a garage with a personal door giving access to the rear garden. The front garden is attractively lawned with established shrub borders, while gated side access leads to the rear garden. Here, a paved patio offers the perfect setting for outdoor dining, leading onto a bordered with mature planting. To the rear of the garden, a charming decked seating area creates an additional space to unwind and enjoy the sunshine.

SITUATED

Discover the idyllic setting of Findon Valley, 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 Vale School, Findon Valley Church Free Pre-school, doctors' surgeries to a diverse selection of shops, restaurants and pubs, everything you need is within easy reach. For commuters and travelers, 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		88
(69-80)	C	76	
(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	

Whilst we endeavour to make our property 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 our 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.