



**Findon Road, Findon Valley BN14 0EP**

Guide Price **£215,000**



**Property Type:** Flat

**Bedrooms:** 1

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Leasehold

**Council Tax Band:** A

- First Floor Flat
- Own Entrance
- Spacious Lounge/Diner
- Ground Floor Storage/Study Area
- Good Sized Kitchen
- Modern Shower Room
- Long Lease/Low Maintenance
- Stunning Views Over Cissbury Ring
- Shared Off Road Parking
- Close to Shops & Bus Routes



This well presented first-floor flat boasts a long lease and low maintenance with its own private entrance, spacious lounge/diner with stunning views of Cissbury Ring, double bedroom, fitted kitchen and modern shower room. Benefits include large loft storage, shared off road parking and communal gardens.



## INTERNAL

This well-presented first-floor leasehold flat offers light-filled, low-maintenance living and comes with the benefit of a long lease. The property enjoys its own private entrance, leading into a welcoming hallway with a useful under-stairs cupboard. This space is large enough to double as a small study area, ideal for working from home or extra storage.

Stairs lead up to the first-floor landing, which provides access to a large loft with fitted ladder – a valuable bonus offering plenty of storage.

The spacious lounge/diner is a real highlight, filled with natural light and boasting stunning views across Cissbury Ring, making this a perfect spot to relax and unwind.

The kitchen is fitted with a good selection of units, providing ample worktop and storage space with integrated electric oven and gas hob, space for fridge/freezer and washing machine and enjoys the same beautiful outlook through its two windows – a lovely place to cook while taking in the views. The double bedroom is generously proportioned, offering comfort and privacy. A modern shower room completes the interior, featuring a double walk-in shower, WC, and wash hand basin.

## EXTERNAL

Externally, the property benefits from a shared off-road parking space with the business below, ensuring convenient parking for residents. The communal gardens are neatly enclosed by mature hedgerow, offering a sense of greenery and seclusion.

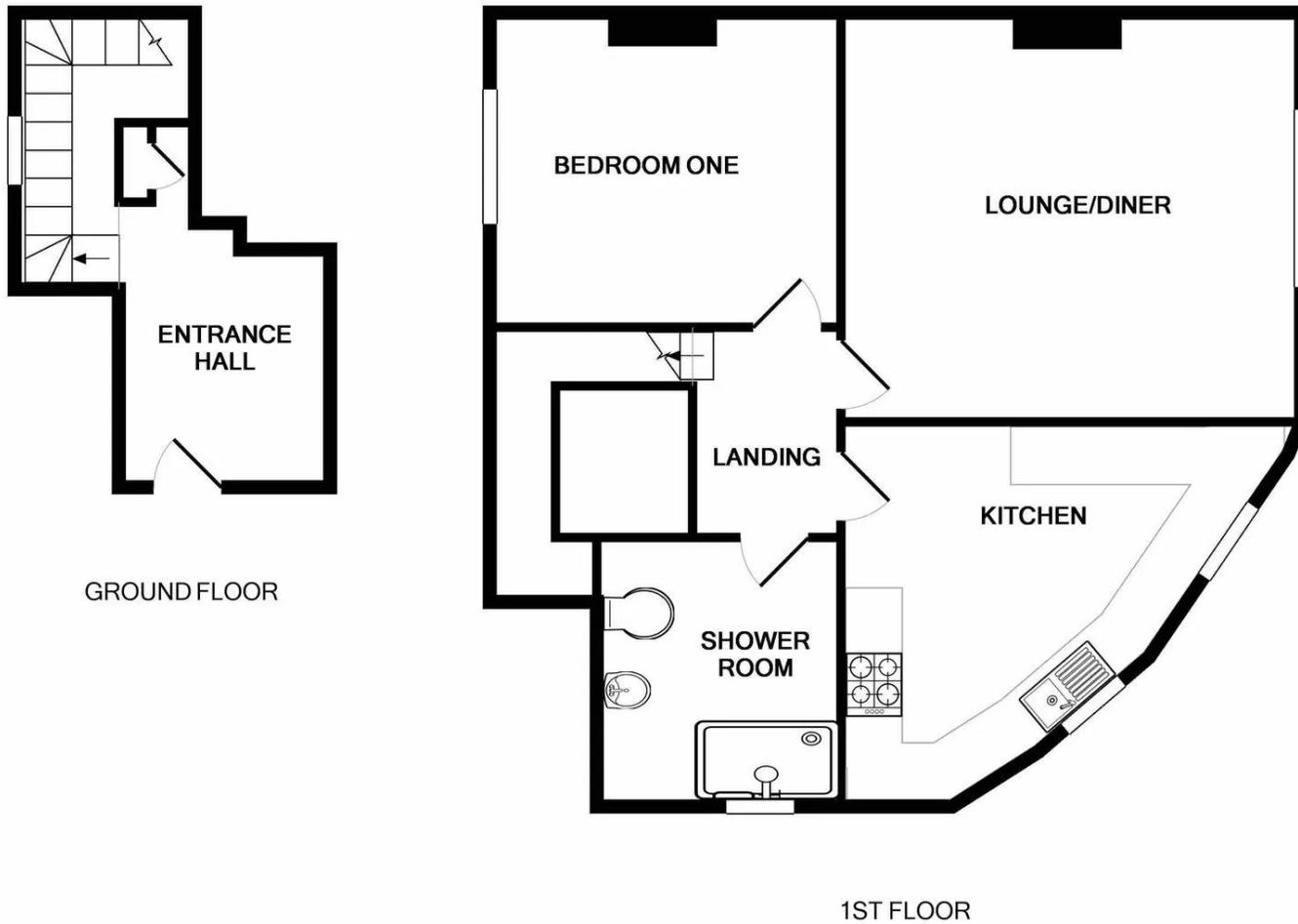
## TENURE

Leasehold 119 years  
Maintenance £500 p.a  
Ground Rent £200 p.a

## 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 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.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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		
(55-68)	D		63
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	