



- CENTRAL FINDON VILLAGE LOCATION
- FAMILY HOME IN NEED OF SOME MODERNISATION
- 3 RECEPTION ROOMS & 4 BEDROOMS
- PLANNING PERMISSION GRANTED TO EXTEND
- OUTSTANDING VIEWS FROM BALCONY
- NO ONGOING CHAIN



Saddlers Green Stable Lane
 Worthing BN14 ORR

**Guide Price £700,000
 to £725,000**

*** Planning permission to extend up and out has been granted for this property *** A rare opportunity to acquire this substantial family home in the desirable area of Findon Village. This property offers spacious accommodation which includes a large entrance hall, 21ft lounge with open fireplace, sitting room, 16ft Conservatory, utility room, ground floor cloakroom, four bedrooms and a family bathroom. Outside is a block paved driveway providing off road parking for several cars leading to a 21ft garage and a good size mature rear garden. This beautiful home has huge potential and viewings are strongly advised to fully appreciate the opportunity it offers. The approved plans can be viewed in the office by appointment. Please note under the 1979 Estate Agents Act we would like to point out that the vendor of this property is an associate of Bartholomew Estate Agents.

Entrance Porch

Covered.

Entrance Hall 15' 0"max x 7' 6" (4.57m x 2.28m)

Irregular shape with a recess to the front with double glazed windows to the front and side and an additional window to the other side. Under stairs storage space. Double panel radiator. Plate rail.

Lounge 21' 0" x 12' 0" (6.40m x 3.65m)

Triple aspect room with double glazed windows to the front and side. Glazed door and windows leading to the conservatory. Fireplace with timber mantle and stone surround and hearth. Two double panel radiators.

Sitting Room/Dining Room 16' 0" x 10' 5" (4.87m x 3.17m)

Double glazed window to the front. Double panel radiator.

Kitchen 18' 4" x 10' 3"max (5.58m x 3.12m)

Double glazed windows to the side and rear. Roll edge worktops with inset stainless steel, one and a half bowl, single drainer sink unit with mixer tap. Range of base units and drawers with matching wall mounted cupboards. % ring gas hob with extractor unit over. Fitted double oven. Space and plumbing for a dishwasher. Double panel radiator. Serving hatch to the lounge.

Conservatory 16' 8"max x 11' 6" (5.08m x 3.50m)

Brick base with double opening door to the rear garden. Double glazed windows to the side and rear. Additional glazed door and window leading to the utility room.

Utility room 7' 7" x 7' 1" (2.31m x 2.16m)

Double glazed door to the rear garden. Double glazed windows to the side and rear. Space and plumbing for a dishwasher.

Cloakroom

Tiled room with a double glazed window to the side. Low level WC. Wash hand basin.

First Floor Landing

Airing cupboard. Loft access.

Bedroom 1 15' 1" x 10' 2" (4.59m x 3.10m)

Double glazed double opening doors to the balcony. Double glazed windows to the front. Double fitted wardrobes with storage boxes over. Dressing table. Additional built in storage cupboard. Double panel radiator.

Balcony

Secure metal railings. Far reaching views.

Bedroom 2 12' 0" x 10' 2" (3.65m x 3.10m)

Double glazed window to the front. Built in storage cupboard. Double panel radiator.

Bedroom 3 10' 6" x 9' 9" (3.20m x 2.97m)

double glazed window to rear. Single panel radiator.

Bedroom 4 10' 6" x 8' 10" (3.20m x 2.69m)

Double aspect room with double glazed windows to the side and rear. Double panel radiator.

Family Bathroom 8' 10" x 5' 5" (2.69m x 1.65m)

Tiled room with two double glazed windows to the rear. Walk in double width shower cubicle with wall mounted controls. Low level WC. Pedestal wash hand basin. Single panel radiator.

Garage 21' 0" x 8' 0" (6.40m x 2.44m)

Up and over door. Double opening doors to the rear leading to the garden. Window to the side.

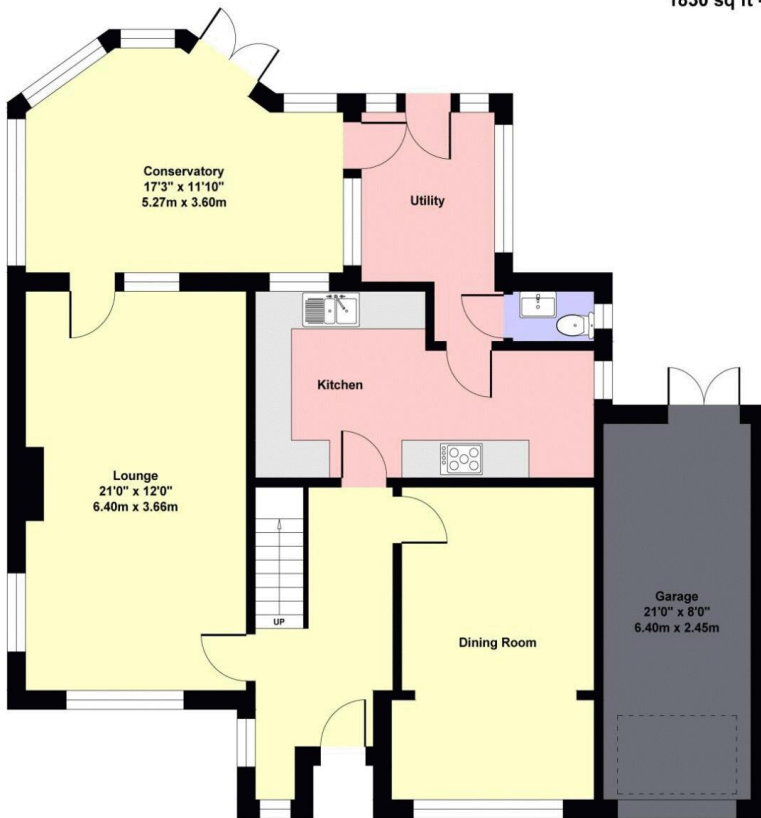
Rear Garden

Paved patio. Area of lawn. Mature trees and extensive shrub borders. Summer house. Potting shed. Raised area with a flint wall, rockery and pond. Water tap. Side access.

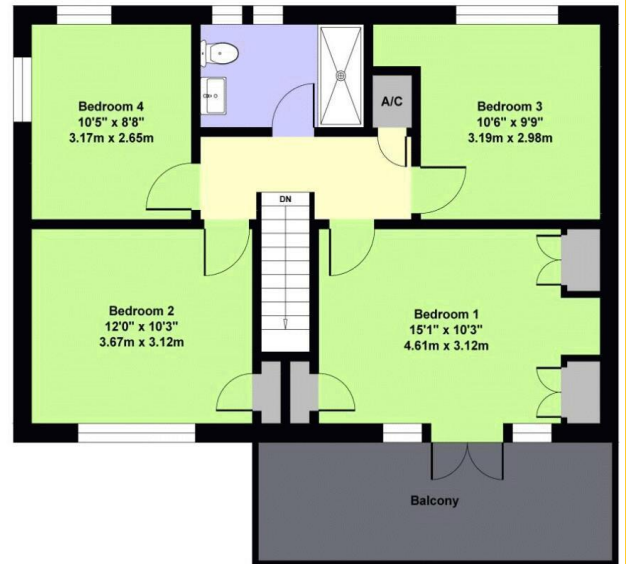
Front garden

Block paving providing parking for several cars. Area of lawn. Mature trees and shrub borders.

Approximate Gross Internal Area
1830 sq ft - 170 sq m

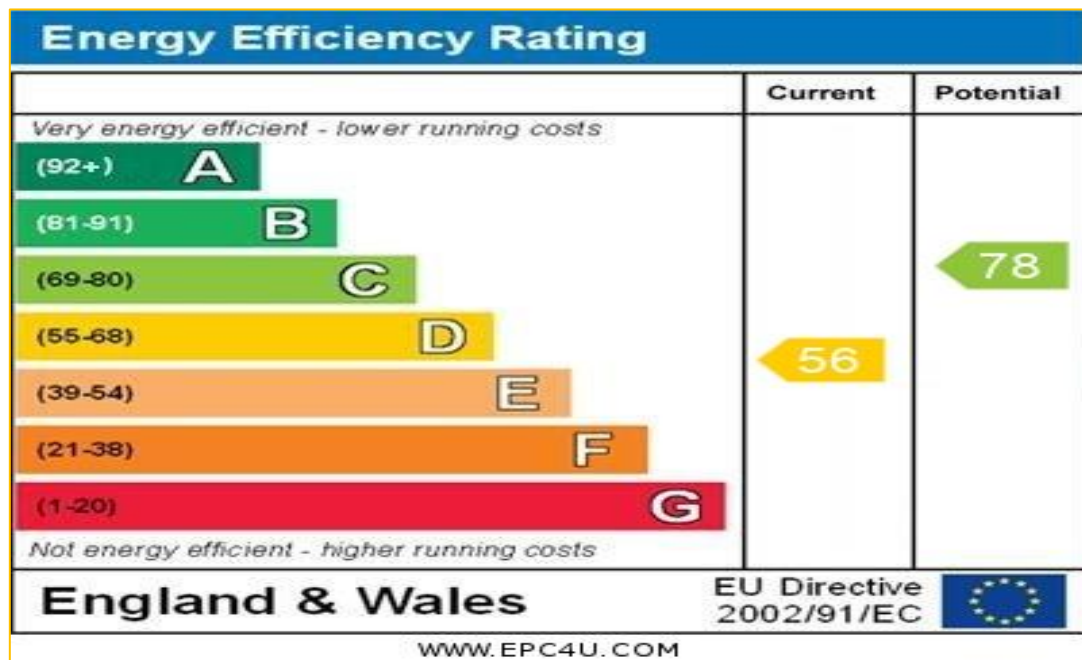


Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. The services, systems and appliances shown have not been tested and no guarantee as to their operability and efficiency can be given. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



traditional values modern thinking