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We are pleased to offer this spacious and versatile four-bedroom semi-detached family home, ideally situated in the heart of Findon Village. The property provides well-balanced accommodation across two principal floors, together with a useful loft room and a south/west facing garden, all within easy reach of village amenities and the A24.

## **Key Features**

- Semi-detached family home with four bedrooms
- Useful loft room providing additional flexible space
- Bright living room with French doors to the garden
- Kitchen/breakfast room with built-in seating area
- Ground floor bedroom and shower room
- Separate utility room
- Family bathroom with bath and separate shower
- South/west facing rear garden with pond and shed
- Garage located at the top of the hill
- Council Tax Band D | EPC Rating D

## **Accommodation**

The ground floor features a welcoming entrance hall leading to a bright living room with French doors opening onto the rear garden and a striking fireplace as a focal point. The kitchen/breakfast room includes wall and base units with laminate worktops, tiled flooring, a white sink with drainer, space for a large gas cooker, and a built-in seating area for dining.

Also on the ground floor is a double bedroom, ideal for guests, multi-generational living, or home working, along with a shower room with walk-in shower, WC, and extractor fan, and a separate utility room with plumbing for a washing machine and tumble dryer.

Upstairs, there are three further bedrooms: a main bedroom with built-in storage, a second double, and a single suitable as a nursery or study. The family bathroom features a panel-enclosed bath, separate walk-in shower, part-tiled walls, airing cupboard, and a window for natural light.

A loft room with two Velux windows provides versatile additional space for hobbies, storage, or home working.

## **Outside**

The rear garden enjoys a south/westerly aspect and is mainly laid to lawn, featuring a pond and shed, creating a pleasant outdoor setting for relaxation or entertaining. The property also benefits from a garage located at the top of the hill.

## **Location**

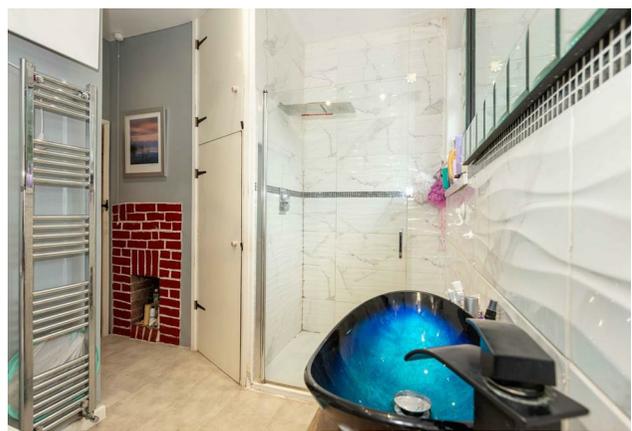
Located in the picturesque village of Findon Village, the property is within easy reach of local shops, pubs and restaurants. The A24 is conveniently accessible, providing good transport links to surrounding areas.



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