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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

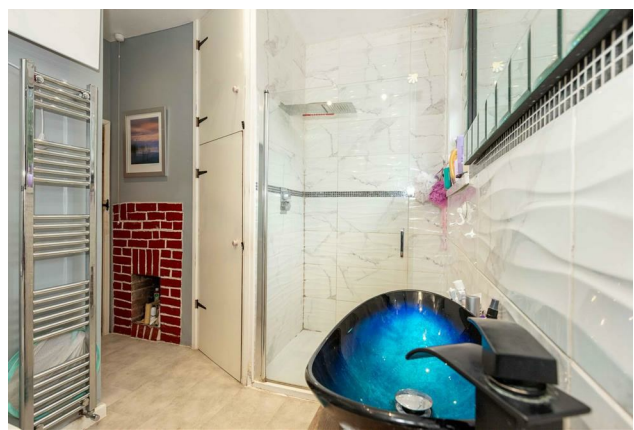
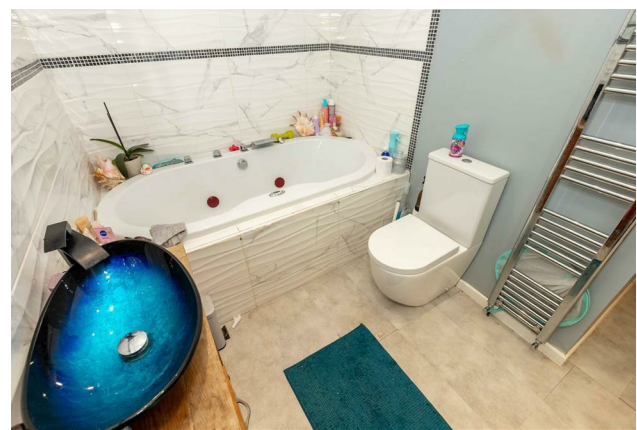
Located in the picturesque village of Findon Village, the property is within easy reach of local shops, pubs and restaurants. The A24 is conveniently accessible, providing good transport links to surrounding areas.



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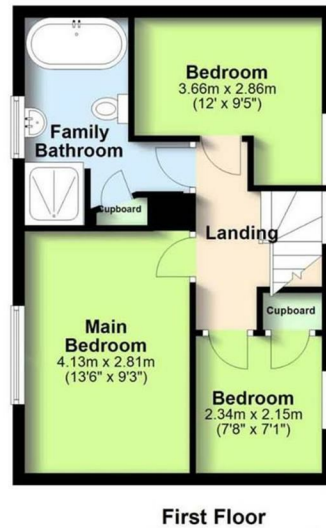
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Floor Plan Horsham Road



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.

Total area: approx. 117.5 sq. metres (1264.6 sq. feet)



Second Floor



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
			EU Directive 2002/91/EC		
			England & Wales		
			England & Wales		

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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