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## A Beautifully Detached Home in the Heart of Findon Village

Set in the heart of Findon Village, this impressive split-level detached home offers versatile and generous accommodation designed for modern family living and entertaining. The lower levels feature a welcoming lounge and dining room, enjoying views over the garden and beyond, together with a beautifully refitted kitchen/dining room, which forms the true heart of the home. It is fitted with modern units, integrated appliances, and offers ample space for family meals or gatherings. A separate utility room provides practicality and additional storage.

Across the upper levels, there are five spacious double bedrooms, with two benefiting from adjoining living spaces or dressing rooms, creating versatile areas that could serve as home offices, nurseries, or additional bedrooms. The accommodation is complemented by two beautifully presented bathrooms, each finished in a contemporary style.

Outside, a private driveway provides ample off-road parking and leads to a garage. To the rear, the property truly shines with a stunning west-facing garden that captures the afternoon and evening sun, offering an idyllic setting for al fresco dining or simply relaxing while enjoying far-reaching views over the South Downs. Mature and beautifully landscaped, the garden offers a wonderful sense of privacy and tranquillity.

Ideally positioned in Nepcote, Findon Village, this home combines the charm of village life with excellent convenience. Findon offers a vibrant community atmosphere with traditional pubs, cafés, and boutique shops, as well as immediate access to South Downs walks and Cissbury Ring. Excellent schools, easy access to the A24, and Worthing train station nearby make it ideal for both families and commuters.





## **Key Highlights**

- Detached home with breathtaking South Downs views
- Set within the heart of beautiful Findon Village
- Five double bedrooms
- Arranged over three split-level floors with versatile accommodation
- Two Family Bathrooms
- Spacious lounge and dining room
- Refitted kitchen/dining room with separate utility room
- Driveway and garage
- Stunning west-facing garden
- Easy access to local schools, amenities, and transport links



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co



robertluff.co.uk

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[robertluff.co.uk](http://robertluff.co.uk)

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Robert  
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# Floor Plan Npcote, Findon



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(20-34) <b>E</b>		
(21-38) <b>F</b>			(12-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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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Robert  
Luff & Co