



2



1



1



C



Description

Charming village home with countryside views.

If you've been dreaming of a home that blends village charm with breathtaking rural scenery, this beautifully updated two-bedroom mid-terrace in the heart of sought-after Findon Village could be the one.

Recently modernised with a full rewire, fresh plastering, and new décor throughout, this property is ready to move straight into. Both bedrooms are generous doubles with newly fitted carpets, and the home combines character with peace of mind thanks to its thoughtful updates.

Wake up to stunning countryside views, enjoy cosy evenings with gas central heating, and make the most of the west-facing garden—perfect for relaxing or entertaining. A single garage adds convenient parking and storage, while the home is offered chain free for a stress-free move.

With countryside walks on your doorstep and village shops, pubs, and amenities close by, this home offers the perfect blend of peace, practicality, and charm.

Key Features

- Two Double Bedrooms
- Gas Fired Central Heating
- Recently Re-Carpeted
- Countryside Views
- West Facing Garden
- Semi-Rural
- Chain Free
- Council Tax Band C





Entrance

Frosted double glazed door and window to hallway.

Hallway

Split level cupboard housing electric meter and stairs leading to the first floor.

Kitchen/Family Room

4.52 x 6.10 (14'9" x 20'0")

Good sized open plan kitchen/family room with westerly aspect double glazed window with views of the garden, lounge area with attractive stripped wooden flooring, radiator, downlights, breakfast bar with natural wood worktop, leading to kitchen with a range of matt grey fronted units, Carrera effect roll top worksurfaces with contemporary white sink and mixer tap, space and plumbing for washing machine, integrated Lamona dishwasher, four ring induction hob, extractor, integrated Hotpoint microwave and Hotpoint fan assisted oven, herringbone tiled splashback, double glazed window with view to rear, and downlights.

Stairs leading down to:

Bedroom Two

3.35 x 2.74 (10'11" x 8'11")

Double glazed window with view to front, Built in wardrobe.

Hallway Area

Lower hall area, downlights, and double glazed door with built in cat flap to rear garden.

Bedroom One

3.61 x 3.70 (11'10" x 12'1")

Double glazed window with view of rear garden, downlights, wardrobe with hanging and shelves over, and radiator.

Bathroom

Panel enclosed bath with mixer tap, fitted over bath shower with screen, flush WC, pedestal basin, frosted double glazed window, tiled floor, cupboard housing Ideal Logic boiler, heated towel rail, and additional cupboard with shelves.

Front Garden

Outside tap, flower beds with mature shrubs, established fig tree, trellis area with climbing plants, single garage with single side window, up and over door, power and lights, and gate with access to the front.

Rear Garden

Westerly aspect facing rear garden, fence enclosed with gate for access, lawn area with shrubs, and timber built decking area with trellising.



Floor Plan High Barn

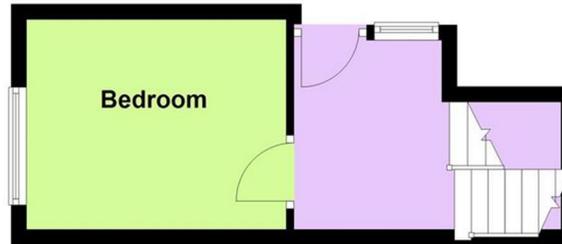
Ground Floor

Approx. 27.3 sq. metres (293.5 sq. feet)



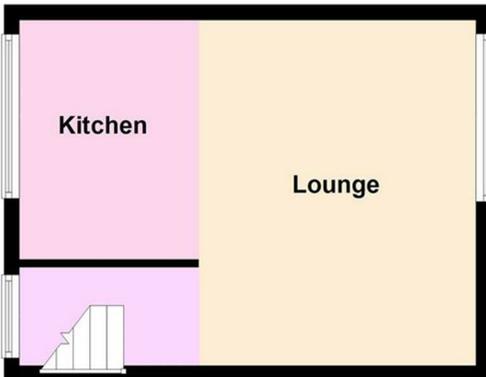
Ground Floor

Approx. 17.2 sq. metres (184.9 sq. feet)



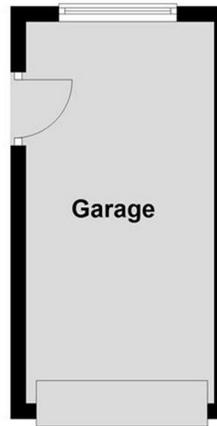
First Floor

Approx. 27.3 sq. metres (294.0 sq. feet)



Garage

Approx. 12.5 sq. metres (134.1 sq. feet)



Total area: approx. 84.2 sq. metres (906.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
85	70		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(81 plus) A</p> <p>(69-80) B</p> <p>(55-68) C</p> <p>(39-54) D</p> <p>(21-38) E</p> <p>(1-20) F</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert
Luff & Co