



FINDON ROAD, BN14
£895,000 FREEHOLD

Winkworth



FINDON ROAD, BN14

Winkworth is proud to present 'Floraldene' an individual detached home built in 2011 offering well-proportioned accommodation and a secluded position. Set back along a long private driveway with secure gated access the house sits proudly in the plot with delightful gardens to three sides and ample parking for several vehicles. Constructed to a high standard to an individual design this home of character boasts modern conveniences and an impressive energy rating.

Our floor plan provides an overview of the properties layout and room sizes which total 2834 sqft. The accommodation is beautifully bright being evident the moment you walk through into the welcoming central hallway that's flooded with light. The ground floor has a lovely flow with a study on one side of the hall, cloakroom and then on the other a superb reception boasting a wood burner and glazed doors to the front garden. The dining room can be opened through to the substantial kitchen diner and the reception room, along with the conservatory this creates a superb entertaining space. The utility room has a comprehensive range of units complementing the kitchen and has access to the large garage with power and light.

The first floor is well planned with the five double bedrooms feeling individual. The principal bedroom has a walk-in wardrobe and a beautifully appointed en suite with a separate bath and shower. Bedrooms two and three have en suite facilities too with four and five the use of a large family bathroom. The upper landing has a roof light that draws the daylight in above an area currently used as a reading space. The part-boarded loft is cavernous with lots of storage and offers further potential subject to planning.

Externally this house excels with a fine feature being the gardens. The front garden is incredibly private with established trees and planting and a lawn with a terrace in front of the sitting room. A further seating area within colourful planting is a lovely place to take in the sunshine whilst relaxing. To the rear is a superb totally enclosed garden having distant views towards the South Downs. There is established planting to the borders and raised vegetable planters. The rear terrace spans the width of the house with lots of room for a table and seating. A wooden shed provides additional storage and a useful summer house an extra area for relaxing.

Findon Valley is a popular location just north of Worthing with the South Downs National Park on your doorstep including Cissbury Ring with its amazing views across West Sussex and coastline. Local amenities are within half a mile of the house to include a bakery, post office, bar, supermarket, vets, doctors surgery, dentist, public library and bus stop. The A24 provides access to London, Guildford and Horsham and the nearby A27 leads along the south coast via Chichester and Brighton.

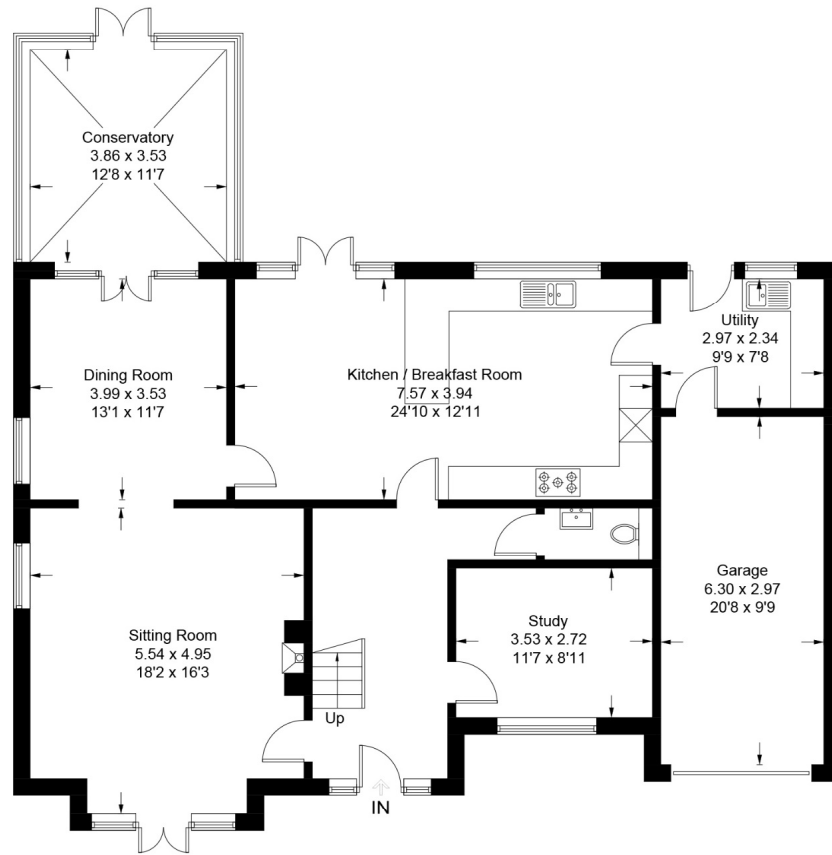
In summary, this fine home is presented in immaculate order offering peace and privacy along a private drive well away from the road. The property is of substantial size but is economical to run with underfloor heating from a gas boiler, solar panels providing hot water heating, double glazing and modern build standards.



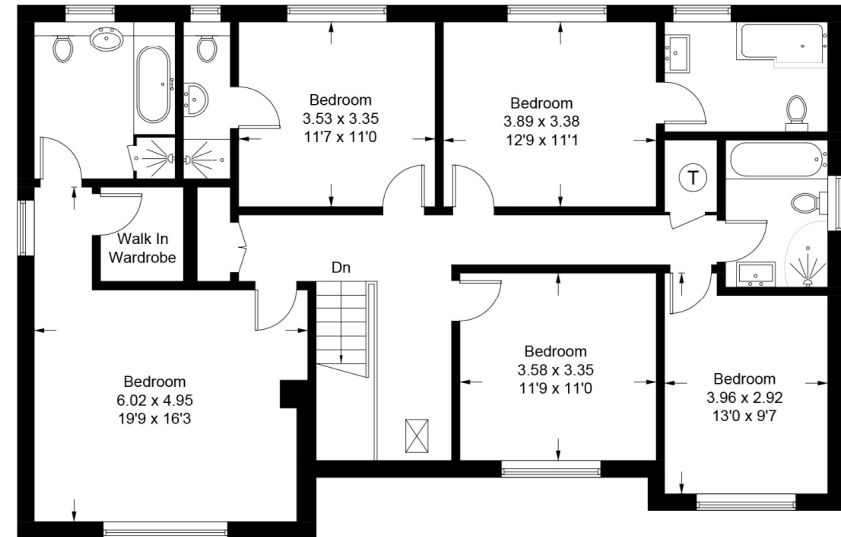


Findon Road, BN14 0BW

Approximate Gross Internal Area = 263.3 sq m / 2834 sq ft
(Including Garage)



Ground Floor



First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	86
(55-68)	D		
(39-54)	E		
(21-28)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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