



## Central Avenue, Findon



POA

Freehold

- Beautiful Remodelled Detached Family Home
- Four Double Bedrooms
- Home Cinema Room
- Utility Room & Ground Floor Wet Room
- Outdoor Garden Kitchen & Office Areas
- Popular Findon Valley Location
- Stunning Open Plan Kitchen / Family Room
- EPC Rating - TBC
- Master Suite with Dressing Room & Shower Room
- Stunning Views Across Cissbury Ring

Robert Luff & Co are delighted to offer to market this stunning completely remodelled detached family home ideally situated in this sought after Findon Valley location with beautiful views over Cissbury Ring and close to the local extensive shopping parade, The Vale school, bus routes, and with easy access to both the A24 and A27 nearby. Accommodation offers spacious entrance hall with a grand Oak central staircase leading to a galleried landing, a large open plan modern kitchen / living / family room, utility room, formal dining room, home cinema room with built in surround sound, ground floor bedroom four and a ground floor bathroom/ wet room. Upstairs is the master bedroom with dressing room and en-suite shower room, two further double bedrooms with built in wardrobes, stunning open plan office or lounge area on the landing with floor to ceiling glass windows enjoying stunning views over Cissbury and a modern family bathroom with wall mounted sunken TV. Once finished other benefits will include a driveway providing ample off road parking, attractive landscaping, side access with outdoor home office, covered garden kitchen, gym area and Jacuzzi, lawned garden, log cabin with built in bar and pool table area.

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## Accommodation

### Grand Entrance

Composite front door into entrance, feature glazed bay enjoying stunning views of Cissbury, Oak effect flooring throughout with underfloor heating, feature Oak central staircase leading up to first floor landing, hanging space and storage, opening through into:

### Kitchen / Dining / Family Room 33'3 x 23'0 (10.13m x 7.01m)

Full height double glazed sliding doors opening out to the garden enjoying stunning views over Cissbury, Oak effect flooring throughout with underfloor heating, built in Home Hive TV system with sunken wall mounted TV, hidden retractable disco lights, feature wall mounted recess open fire wood burner space for formal dining table and chairs, opening into:

### Kitchen Area

Double glazed window to rear, one and a half bowl sink unit with mixer tap and drainer inset to Silestone work surfaces, matching range of high gloss wall and base units with built in eye-level double Neff oven and combination microwave ovens, Smeg induction hob with hot plate and extraction above, built in wine cooler fridge, second stainless steel sink unit with mixer tap, space and plumbing for American style fridge freezer, double glazed patio doors leading out to the side garden and outside office, skimmed ceiling with drop down and LED lighting.

### Utility Room 11'12 x 5'3 (3.35m x 1.60m)

Double glazed door to side aspect, Oak flooring with underfloor heating, stainless steel sink unit inset to stone work surfaces with mixer tap, matching range of wall and base units, space and plumbing for washing machine, cupboard enclosed Megaflo and Worcester boiler, hanging space, double glazed door to side aspect.

### Dining Room / Play Room 11'8 x 11'2 (3.56m x 3.40m)

Double glazed windows to front and side aspects enjoying views of Cissbury, underfloor heating, built in bar, skimmed ceiling with spotlights.

### Cinema Room 13'2 x 10'2 (4.01m x 3.10m)

Double glazed window to front, sunken cinema chairs with screen and surround speaker cinema system, radiator, skimmed ceiling.

### Ground Floor Bathroom

Double glazed frosted window to front, Oak effect flooring, walk-in shower enclosure with stainless steel adjustable head and mains floating head, wash hand basin inset to vanity unit with mixer tap and mirrored cabinet above, low level flush, heated chrome towel rail.

### Ground Floor Bedroom Four 10'5 x 9'0 (3.18m x 2.74m )

Double glazed window and door to rear garden, radiator, TV point, built in cupboard, skimmed ceiling.

### First Floor Landing

Feature full length glass Apex to front enjoying the most stunning views over Cissbury, with space for desk and home office, loft hatch.

### Bedroom One 18'9 x 13'5 (5.72m x 4.09m )

Double glazed window to front enjoying gorgeous views rooftops across Findon and Cissbury Ring, two part glazed Velux windows to side aspect, range of fitted wardrobes with hanging space and shelving, radiator, skimmed ceiling with spotlights.

### Dressing Room 8'0 x 7'0 (2.44m x 2.13m )

Double glazed frosted window to rear, radiator, range of fitted wardrobes with hanging space and shelving, door into:

### En-Suite Shower Room

Double glazed Velux window to rear, walk-in shower enclosure, wash hand basin inset to vanity unit with mixer tap, low level flush W.C, fully tiled walls with heated chrome towel rail.

### Bedroom Two 11'2 x 9'9 (3.40m x 2.97m )

Double glazed window to front enjoying superb views over Cissbury, radiator, TV point, built in wardrobes with hanging space and shelving, skimmed ceiling with spotlights.

### Bedroom Three 11'7 x 9'10 (3.53m x 3.00m)

Double glazed window to rear aspect, radiator, TV point, built in wardrobe with hanging space and shelving.

### Family Bathroom

Double glazed frosted window to rear aspect, panel enclosed bath with central floating head and shower attachment, low level flush W.C, wash hand basin inset to vanity unit with mixer tap, heated chrome towel rail, feature wall mounted TV mirror, fully tiled walls, extractor fan.

### Side Garden

Gate providing access, tiled path, to be finished, home outdoor office, outdoor covered kitchen with bar area, wall and base units, built in wine cooler and pizza oven, covered pop-out gym with space for workout machines, sunken Jacuzzi hot tub with sky light.

### Rear Garden

mainly laid to lawn with feature gold putting green, decorative borders, continuation of tiled path and seating area, sliding door into:

### Log Cabin

Feature glass panelled windows overlooking the garden with double glazed sliding door, built in bar with pumps? and fridges below, shelving behind, space for pool table and built in bench seats, wall mounted TV, vaulted ceiling.





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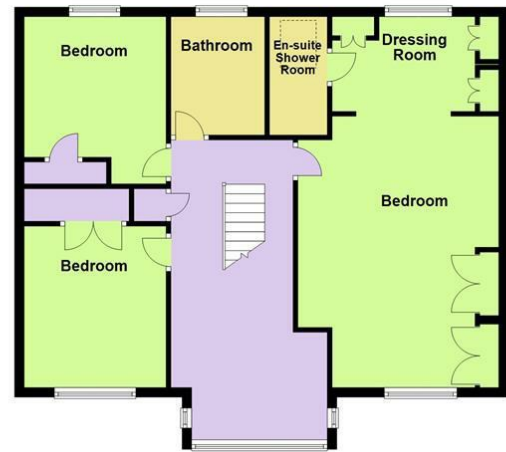
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# Floorplan

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>18</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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