



**IAN WATKINS**  
Estate Agents

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4 Selden Parade, Salvington Road, BN13 2HL



Hurston Close, Findon Valley, Worthing, West Sussex, BN14 0AX

**FOUR BEDROOM DETACHED HOUSE IN QUIET FINDON VALLEY LOCATION**

- Four Bedrooms
- 19'6 Lounge
- Separate Dining Room
- Downstairs Cloakroom
- Private Driveway & Garage
- Double Glazing & GFCH
- Popular Cul-de-Sac
- No Onward Chain

**GUIDE PRICE £525,000 - £550,000 FREEHOLD**

Helping you find your home

\*\*\*\*\* NO ONWARD CHAIN \*\*\*\*\* Ian Watkins Estate Agents are pleased to offer for sale this four bedroom detached house in the popular location of Findon Valley. The property is ideally situated within the catchment area of Vale first & middle school and easy access to the Downs. The accommodation features an entrance vestibule, 19'6 living room, separate dining room, well equipped kitchen, downstairs cloakroom, study/ bedroom four. Outside there is a Westerly rear garden, private driveway to the garage. Other features include double glazing and gas fired central heating. Viewing is highly recommended.

Accommodation in brief comprises:

#### **ENTRANCE**

UPVC front door to -

#### **VESTIBULE**

Cupboard housing gas & electricity meters. Door to -

#### **HALLWAY**

Radiator, wall mounted thermostatic control.

#### **LIVING ROOM - 5.94m x 3.66m (19' 6" x 12')**

Two double glazed windows overlooking the front garden, double glazed windows and door opening onto the rear garden. Two radiators, gas fire, coved and textured ceiling.

#### **DINING ROOM - 3.05m x 3.02m (10' x 9' 11")**

Two double glazed windows over looking the front garden, radiator, serving hatch, coved and textured ceiling.

#### **KITCHEN**

Comprising of roll edge work surfaces with one and a half bowl sink with stainless steel swan mixer tap over, four ring induction hob with tiled splashback and concealed extractor hood over, fitted oven with grill below, integrated fridge, freezer and washing machine, range of cupboards, drawers and wall units, wall mounted Worcester gas boiler installed in 2022, wood effect vinyl flooring, double glazed window and door overlooking and leading to the rear garden, coved and textured ceiling.

#### **DOWNSTAIRS CLOAKROOM**

Low level W/C, corner wash hand basin with tiled splashback, obscure double glazed window, radiator.

#### **FROM THE ENTRANCE HALL STAIRS LEADING TO**

#### **FIRST FLOOR LANDING**

Double glazed window overlooking the rear garden, radiator, airing cupboard housing hot water cylinder, coved and textured

ceiling, hatch to roof space.

#### **BEDROOM ONE - 3.94m x 3.07m (12' 11" x 10' 1")**

Two double glazed windows, radiator, coved and textured ceiling.

#### **BEDROOM TWO - 3.66m x 2.95m (12' x 9' 8")**

Double glazed window, radiator, built in wardrobe, coved and textured ceiling.

#### **BEDROOM THREE - 3.12m x 2.69m (10' 3" x 8' 10")**

Two double glazed windows, radiator, coved and textured ceiling.

#### **BEDROOM FOUR/STUDY - 2.39m x 1.83m (7' 10" x 6')**

Double glazed window, radiator, coved and textured ceiling.

#### **BATHROOM - 2.31m x 1.7m (7' 7" x 5' 7")**

Fully tiled bathroom, panelled bath with electric shower over, shower curtain rail, pedestal wash hand basin, low level W/C, double glazed obscure window, radiator.

#### **OUTSIDE**

#### **REAR GARDEN**

Westerly aspect, patio area, lawned area, enclosed by fence ( new in 2022 ) and mature conifers, side access gate giving access to the front, personal door to -

#### **GARAGE - 5.23m x 2.51m (17' 2" x 8' 3")**

Power and light, up and over door, double glazed personal door to the rear.

#### **FRONT GARDEN**

Mainly laid to lawn, shrubs and low wall, path leading to front door, private driveway providing off road parking for two vehicles.

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.