



**Price**  
**£700,000**

**Freehold**

3x  2x  1x 

**Cross Lane, Findon,  
Worthing, West Sussex,  
BN14**

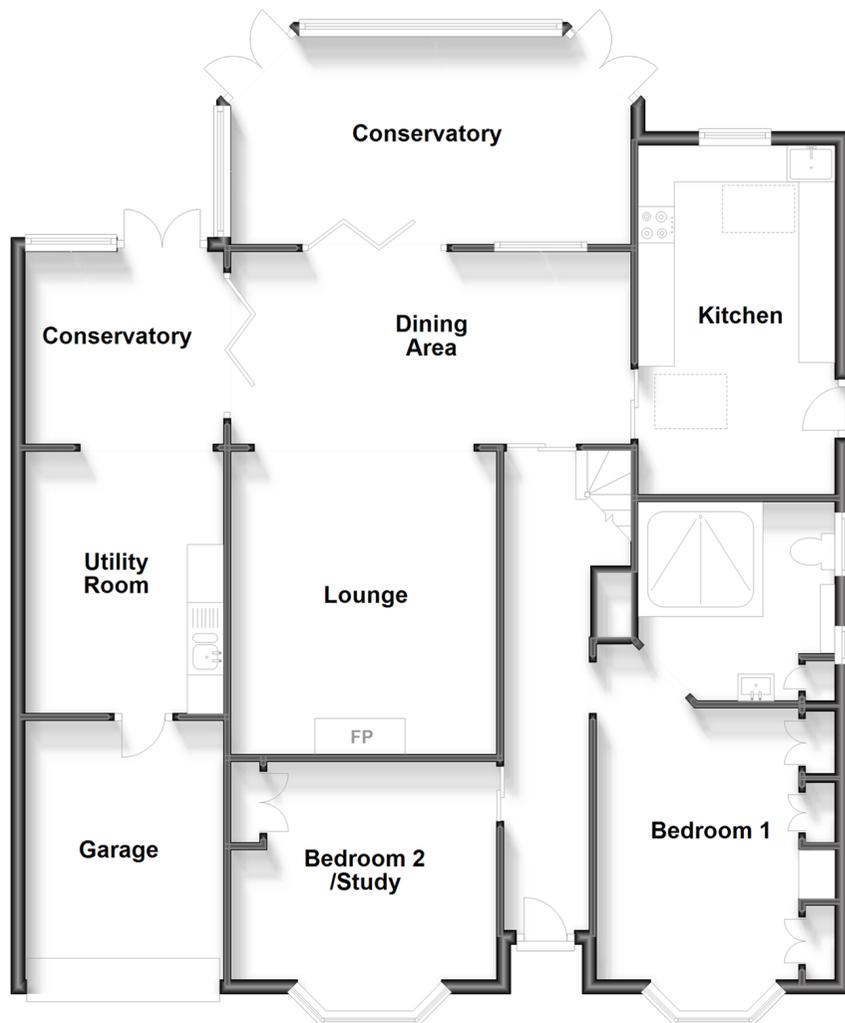
**OVER 60?**

Secure this property  
for up to **59% less!**

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## Ground Floor

Approx. 131.9 sq. metres (1420.0 sq. feet)



## First Floor

Approx. 20.2 sq. metres (217.5 sq. feet)



## Accommodation

### GROUND FLOOR

Hallway

Lounge: 13'7 x 12'0 (4.14m x 3.66m)

Dining Area: 18'8 x 8'6 (5.69m x 2.59m)

Conservatory: 18'8 x 9'4 (5.69m x 2.85m)

Conservatory 2: 9'1 x 7'7 (2.77m x 2.31m)

Utility Room: 11'4 x 8'4 (3.46m x 2.54m)

Kitchen : 15'6 x 8'9 (4.73m x 2.67m)

Bedroom 1: 15'0 x 10'0 (4.58m x 3.05m)

En-suite Wet Room

Bedroom 2/Study: 11'9 x 9'9 (3.58m x 2.97m)

### FIRST FLOOR

Bedroom 3: 10'4 x 9'5 (3.15m x 2.87m)

Bathroom

### OUTSIDE

Front & Rear Gardens

Driveway & Garage



## Main features

- Superb extended detached chalet bungalow
- Beautiful views over Findon Valley and The South Downs
- Open plan living areas
- Benefits by having solar panels, air conditioning and under floor heating
- Pretty landscaped gardens and raised decking areas
- Close to the A24 and A27



### Nearest Schools

Primary Schools: St John The Baptist CofE Primary 0.2 miles, Vale First and Middle School, Worthing 1.1 miles, Durrington Middle School 2.0 miles  
Secondary Schools: Durrington High School 2.6 miles, Oak Grove College 2.6 miles, Worthing High School 3.1 miles



### Transport Information

Train Stations: West Worthing 3.2 miles, Durrington-on-Sea 3.3 miles, Worthing 3.5 miles



### Address

Cross Lane, Findon, Worthing, West Sussex, BN14



### Directions

For directions to this property please contact us.



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Call Worthing Branch 01903 700657 ■ [cubittandwest.co.uk](https://www.cubittandwest.co.uk)



- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT: C(69) POTENTIAL: B(84)

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