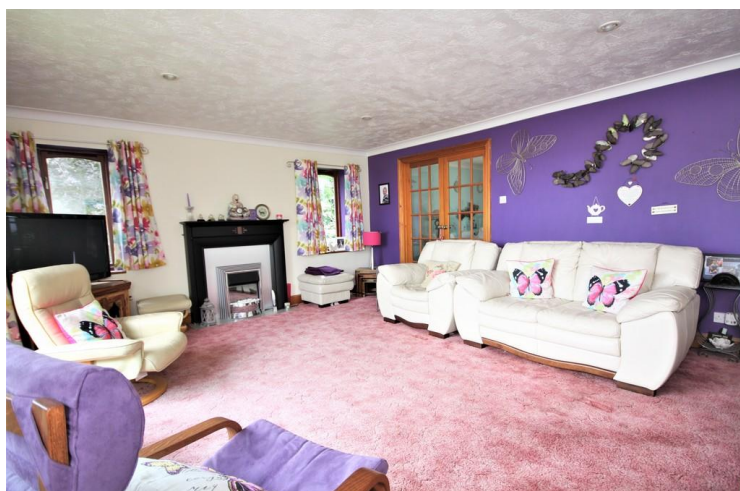


## FINDON VALLEY OFFICE

228 Findon Road, Worthing, West Sussex, BN14 0EJ

Tel. 01903 873 999    findon@jacobs-steel.co.uk



**Gorse Lane, High Salvington BN13 3BX | Asking Price Of £795,000**

- Detached Family House
- Lounge with Balcony
- Dining Room
- Two Bathrooms & En-Suite
- Two Double Garages
- Five Bedrooms
- Spacious Kitchen/Breakfast Room
- Annex Style Living
- Stunning Sea & Countryside Views
- Exclusive High Salvington





Jacobs Steel are delighted to offer for sale this versatile family home with five bedrooms-one with en-suite, good sized lounge with balcony offering countryside and sea views, dining room leading into rear garden, large kitchen, utility room, two bathrooms, double integral garage and also detached double garage, private driveway for several vehicles. Gardens surrounding property. Potential for annex style living on ground floor level. Located in the popular area of High Salvington, the area is known for its family homes and its working Mill dating back to 1750, the Mill opens for fetes for the local community. Village shop is nearby, local buses run in the area. Plenty of areas for countryside walks particularly The Gallops which has a children's play park. Gorse Lane falls within the popular Vale school catchment area. Easy access to A24 and A27.



**COVERED PORCH AREA:** 5' 6" x 3' 2" (1.68m x 0.97m) Pitch roof and brick built.

**ENTRANCE HALL:** 23' 2" x 8' 10" (7.06m x 2.69m) Dual aspect double glazed windows, radiator, under stairs cupboard, access to integral garage.

**BEDROOM TWO:** 12' 6" x 10' 9" (3.81m x 3.28m) Double glazed window, radiator.

**BEDROOM FOUR:** 11' 8" x 10' 8" (3.56m x 3.25m) Double glazed window, radiator.

**BATHROOM:** 8' 3" x 6' 5" (2.51m x 1.96m) Double glazed frosted window, panelled bath with shower attachment





over, low level WC, pedestal wash hand basin, radiator.

STORE ROOM: 7' 4" x 2' 10" (2.24m x 0.86m)

**FIRST FLOOR LANDING:** Radiator.

LOUNGE: 19' 2" x 15' 11" (5.84m x 4.85m) Dual aspect double glazed windows, feature fireplace, two radiators, double glazed sliding doors leading to balcony offering beautiful countryside views. Part glazed doors leading to:

DINING ROOM: 11' 6" x 9' 11" (3.51m x 3.02m) Radiator, double glazed sliding doors leading to the rear garden.

KITCHEN/BREAKFAST ROOM: 13' 0" x 12' 5" (3.96m x 3.78m) Range of wall and base units, roll top work surface with inset sink and drainer, four ring gas hob with extractor over, built in oven and microwave, integrated dishwasher, fridge and freezer, wine rack, radiator, two double glazed windows looking over the rear garden.

UTILITY ROOM: 7' 8" x 5' 8" (2.34m x 1.73m) Roll top work surface with inset sink and drainer over base units, space and plumbing for washing machine, tumble dryer, radiator, glazed window and rear door leading to garden.

BEDROOM ONE: 19' 3" x 12' 6" (5.87m x 3.81m) Two double built in cupboards, radiator, double glazed window, door opening onto balcony, door leading to:

ENSUITE: 5' 7" x 5' 2" (1.7m x 1.57m) Double glazed frosted window, shower cubicle, low level wc, wash hand basin.

BEDROOM THREE: 12' 7" x 10' 1" (3.84m x 3.07m) Double glazed window, radiator.

BEDROOM FIVE: 10' 8" x 9' 9" (3.25m x 2.97m) Double glazed window, radiator.

MODERN FAMILY BATHROOM: 6' 3" x 6' 2" (1.91m x 1.88m) P shaped bath with shower attachment over, concealed wc, wash hand basin, heated towel rail.

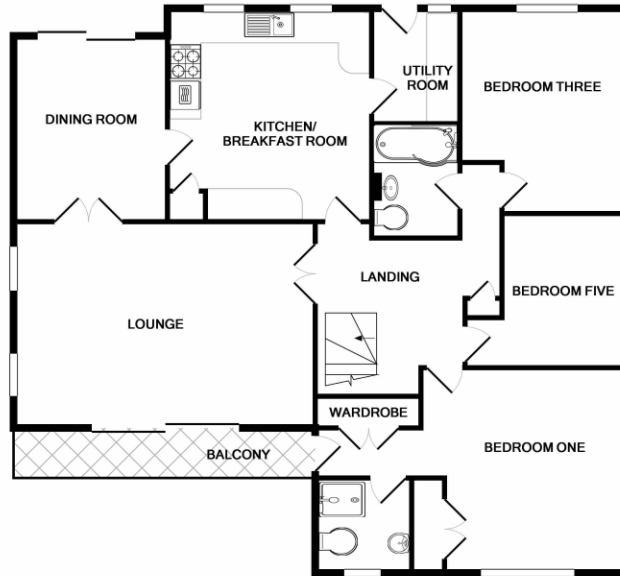
INTEGRAL DOUBLE GARAGE: 19' 3" x 18' 4" (5.87m x 5.59m) Two up and over doors, glazed window, power and lighting, entrance also from entrance hall.

DETACHED DOUBLE GARAGE: 20' 4" x 12' 1" (6.2m x 3.68m) Pitched roof, two doors, three glazed windows, power and lighting. (Residential planning permission previously granted)

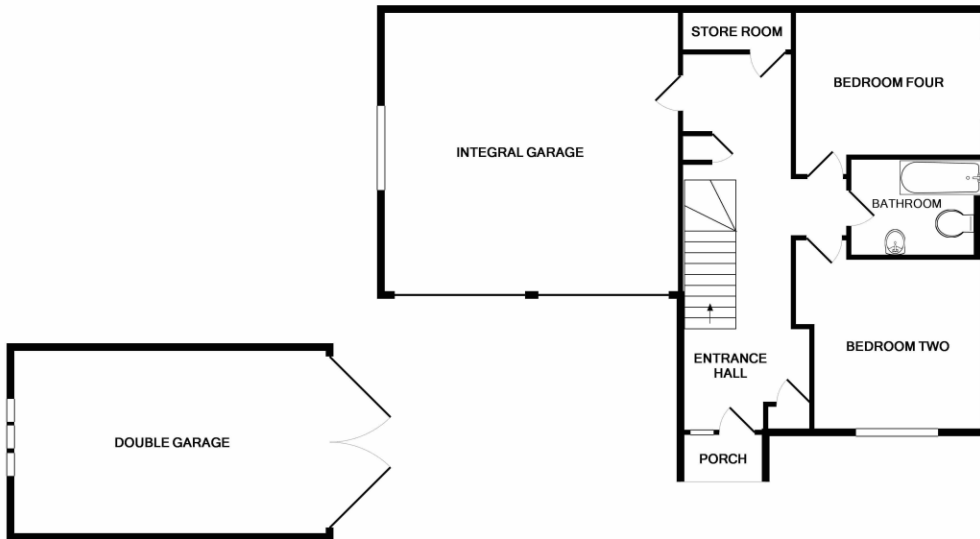
FRONT GARDEN: Large driveway offering parking for several cars and leading to detached double garage and double integral garage, laid to lawn areas, trees, shrubs and flowers.

REAR GARDEN: Side gardens with countryside views, beautiful country feel in the rear garden, you will find a plethora of shrubs and flowers, trees, rockery, pond and seating areas.





1ST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Floor Area

/ - floor area is quoted from the EPC

## Tenure

Freehold

## Council Tax

Band Worthing Borough Council

## Viewing Arrangements

Strictly by appointment

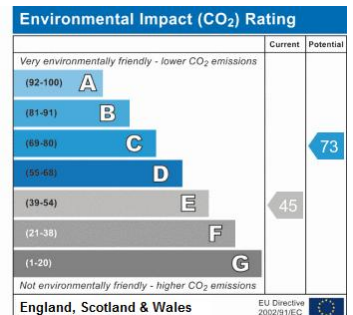
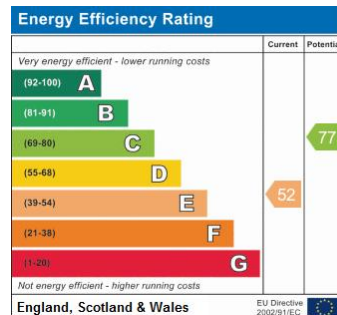
## Contact Details

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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating traveling so much distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.