

SUMMARY

Detached Family Home

Versatile Accommodation

Stunning Views Across the Downs

Kitchen / Breakfast Room

27ft Lounge / Diner

Five Bedrooms

Three Bathrooms & Cloakroom

Integral Double Garage & Off Road Parking

Large Enclosed Rear Garden



Location & Description

Robert Luff & Co are delighted to offer to market this beautifully presented versatile detached family home set elevated on the highly sought after High Salvington Location bordering the South Downs National Park with local shops & post office, High Salvington windmill, popular Vale school catchment, bus routes and easy access to A27 and A24. Accommodation offers entrance hall, downstairs w/c, kitchen / breakfast room, lounge / diner, viewing room, three bedrooms and a family bathroom. On the lower ground floor there are two bedrooms, family bathroom and games / gym room. Other benefits include a good sized enclosed rear garden with stunning views, integral garage and off road parking.





ACCOMMODATION

Entrance Hall

Two radiators, airing cupboard providing storage, integral door to garage, stairs to lower reception hall, step ladder to upper platform with storage and high level double glazed windows.

Cloakroom / W/C

Low level flush w/c, wash hand basin, radiator, double glazed frosted window to front, hanging space.

Lounge / Diner 27' 1" x 14' 0" (8.25m x 4.26m)

Large split level room with dual aspect double glazed windows with views over the garden and stunning Downland and sea views, fireplace with gas fire, two radiators, serving hatch opening to kitchen, chrome downlights, opening through into;

Viewing Room

Toughened glass walls with full length double glazed window offering stunning views over the garden, countryside and the sea, feature vaulted ceiling, currently study / home office.

Kitchen / Breakfast Room 16' 0" x 8' 8" (4.87m x 2.64m)

Double glazed window to front, one and half bowl sink unit with chrome mixer tap, drainer and boiling hot tap, matching range of wall and base units, built in 'NEFF' oven and four ring hob with fitted extractor fan above, space and plumbing for fridge freezer, extended breakfast bar, tiled flooring, fully tiled walls, serving hatch through to the lounge / diner.

Bedroom One 14' 6" x 9' 0" (4.42m x 2.74m)

Double glazed window to front, fitted wardrobes with hanging space and shelving, radiator, tv aerial, coved and textured ceiling.

En-Suite Shower Room

Double glazed frosted window to front, shower cubicle with Mira electric shower, wash hand basin inset to vanity unit, low level flush w/c, radiator, tiled flooring, fully tiled walls.

Bedroom Three 12' 10" x 10' 0" (3.91m x 3.05m)

Double glazed fully length feature window enjoying stunning views over the Downs and out to sea, range of fitted wardrobes with hanging space and shelving, TV point, coved and textured ceiling.

Bedroom Four 11' 6" x 8' 6" (3.50m x 2.59m)

Double glazed window enjoying stunning views once again, space for wardrobes, TV point, radiator.

Bathroom

Modern white suite comprising Jacuzzi bath with shower attachment, wash hand basin set into vanity unit, low level flush w/c, storage cupboards, radiator, double glazed frosted window, fully tiled walls.

Lower Reception Hall 22' 0" x 8' 4" (6.70m x 2.54m)

Large double glazed sliding doors leading to patio area and garden, radiator, steps down into;

Reception / Games / Gym Room 30' 5" x 13' 10" (9.26m x 4.21m)

Spacious reception room currently used as a gym and games room, dual aspect double glazed windows with views of the garden and countryside, two radiators, double storage cupboard housing Worcester gas boiler.

Bedroom Two 14' 10" x 9' 10" (4.52m x 2.99m)

Double glazed double doors leading to the garden enjoying a lovely view of the garden, oak effect flooring, radiator, coved and textured ceiling.

Bedroom Five 11' 5" x 8' 6" (3.48m x 2.59m)

Double glazed window to rear, oak effect flooring, space for wardrobes, coved and textured ceiling.

Re-fitted Bathroom

Modern white suite comprising of Jacuzzi bath with shower attachment, wash hand basin with designer chrome mixer tap, low level flush w/c, double glazed frosted window, radiator.

Integral Double Garage 18' 0" x 16' 2" (5.48m x 4.92m)

Electric up and over door, power and lighting, integral door to reception hall.

Front Garden

Block paved driveway with parking for several vehicles, trees and shrubs, side access to rear garden, drive leading to garage.

Rear Garden

Good sized rear garden, paved patio are coming off the back of the house, mainly laid to lawn with attractive borders, trees, shrubs and flowers, views over the countryside and sea.



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FLOORPLAN

Agents Note

Potential buyers/tenants should be made aware that the measurements provided are for general guidance only and cannot be relied upon. We advise measurements are taken by you before ordering any carpets/furniture.

Whilst we try and make our property details fair, accurate and reliable they are only a general guide to the property and ask that if you have any questions regarding the property you contact us where we will be happy to answer but advise you to arrange a viewing for you to independently verify.