



Kinfauns Honeysuckle Lane, High salvington, Worthing, BN13 3BT

Guide price £1,000,000



Kinfauns Honeysuckle Lane

High salvington, Worthing, BN13 3BT

- Favoured High Salvington
- Stunning views
- Lounge with log burning stove
- Superb family bathroom
- Viewing recommended
- Superb West facing rear garden
- Ample off road parking
- Luxury en-suite master bedroom
- Double garage
- Direct Access To South Downs National Park

Guide Price £1,000,000 - £1,100,000.

Nestled along this small leafy lane you can find Kinfauns, a most substantial and well-presented detached residence boasting superb views and situated in an area of tranquillity.

Direct access to South Downs National Park... In brief, the accommodation comprises spacious entrance hall with large under-stairs cupboard, feature lounge with log-burning stove, and a pleasing outlook over the rear garden with French doors opening onto the UPVC double-glazed conservatory. There is a utility room and WC, and a bespoke open-plan kitchen-breakfast dining room which is triple aspect and boasting a range of integrated appliances, central breakfast bar island, and French doors onto the rear garden. There is also a ground-floor study.

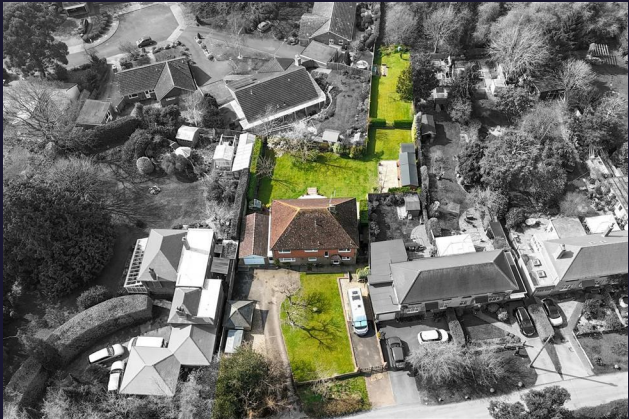
To the first floor, there is a good-size landing with large airing cupboard and door to the principal bedrooms with picture windows boasting fantastic views across the rear garden. There is a selection of built-in furniture, a modern fitted en-suite. Bedrooms two and three are both double aspect, affording lots of natural light, and the fourth bedroom is also a good size double. The family bathroom has been arranged to provide a panelled bath with shower over and wash hand basin set into vanity unit.

Externally, the sizeable plot is the main feature of this property with large front and rear gardens. The front is arranged to provide extensive off-road parking where there is a purpose-built office with private entrance, additional raised area of parking enclosed by five-bar gate, whilst the rear garden has a Westerly aspect and is laid predominantly to lawn with large areas of Indian sandstone patio, a selection of outbuildings including Timber Workshop, Garden Shed, Summer House and Greenhouse, walled and trellised gardens with a profusion of tree and shrub-lined borders. There is also a gate to an extended garden and direct access onto downland via woods.



- Spacious entrance hall 12'9 x 17'3 (3.89m x 5.26m)
- Lounge with log burning stove 24'2 x 14'0 (7.37m x 4.27m)
- UPVC conservatory 9'7 x 12'1 (2.92m x 3.68m)
- Kitchen/breakfast & dining room 27'6 x 14'10 (8.38m x 4.52m)
- Utility room with w/c 7'0 x 8'2 (2.13m x 2.49m)
- Study 12'11 x 7'4 (3.94m x 2.24m)
- Stairs to first floor landing
- Master bedroom with superb views 24'3 x 12'11 (7.39m x 3.94m)
- En-suite shower room 8'7 x 6'4 (2.62m x 1.93m)
- Double aspect bedroom two 15'0 x 14'6 (4.57m x 4.42m)
- Double aspect bedroom three 13'0 x 11'9 (3.96m x 3.58m)
- Bedroom four 12'7 x 10'7 (3.84m x 3.23m)
- Modern fitted family bathroom 9'11 x 5'8 (3.02m x 1.73m)
- Extensive off road parking
- Additional gated parking
- Purpose built office with private entrance
- Double garage, covered area
- Superb rear garden with gate to extended garden
- Selection of timber out buildings

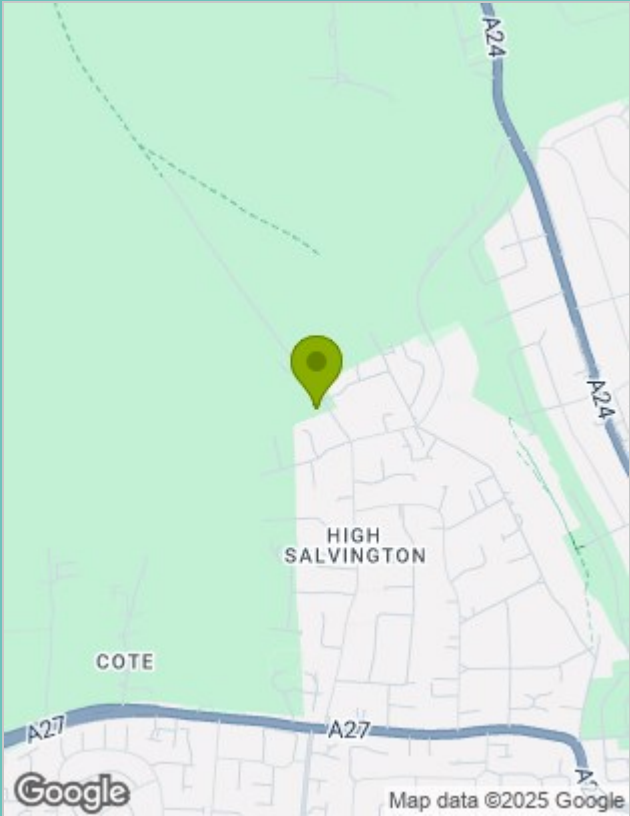




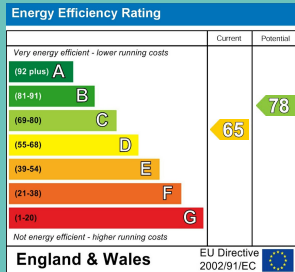
Floor Plans



Location Map



Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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