



2 Furze Road, High Salvington, Worthing, BN13 3BP  
Guide Price £1,250,000

and company  
**bacon**  
*bespoke*

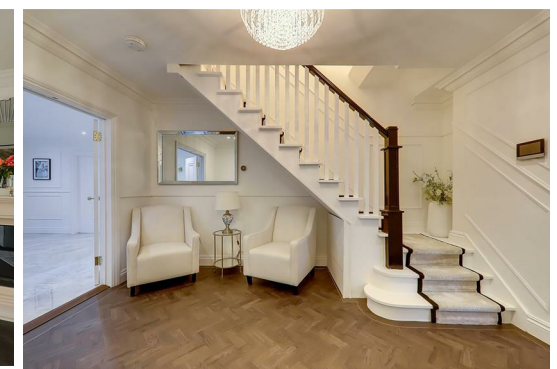




An impressive and extended three to four bedroom detached family residence located within the highly sought after catchment area of Charmandean. The accommodation consists of an enclosed entrance porch, reception hall, feature open plan kitchen/family room, lounge, dining room, utility room, lobby, ground floor cloakroom, first floor landing, three double bedrooms, two dressing rooms, family bathroom and en-suite shower room, loft, private driveway, garage, car port and rear garden.

- Impressive Detached Family House
- Sought After High Salvington
- Feature 31' x 25' Open Plan Extension
- Three To Four Bedrooms
- Two Dressing Rooms
- Two Bathrooms & G/F Cloakroom
- Driveway/Garage & Car Port
- Internal Viewing Essential





### Enclosed Entrance Porch

1.27m x 1.27m (4'2 x 4'2)

Brick built and accessed via a composite front door. East and West aspect leaded light double glazed windows. Pitched roof. Inner glazed wooden door to reception hall.

### Reception Hall

4.06m x 2.90m (13'4 x 9'6)

Harvey Maria wood effect LVT flooring. Radiator. Dado rail. Levelled and cornice ceiling. Staircase to first floor landing. Doors to lounge and open plan kitchen.

### Lounge

7.82m x 3.38m (25'8 x 11'1)

South aspect via leaded light double glazed windows with fitted wooden shutters. Fireplace having an inset electric fire with raised hearth, matching surround and mantle over. Radiator. Wood architrave to all walls. Three wall light points. Harvey Maria wood effect LVT flooring. Levelled and cornice ceiling with two ceiling light points.

### Open Plan Kitchen/Family Room/Snug

9.47m x 7.90m (31'1 x 25'11)

Narrowing to 15'7

### Kitchen

Fitted suite in 2023 comprising of a butler sink unit having mixer taps and storage cupboards below. Areas of Quartz work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Two sets of Neff double ovens and microwave/grills. Space for American fridge/freezer. Integrated dishwasher. Matching island with quartz work surface, additional cupboards, breakfast bar and wine cooler. Tiled flooring with underfloor heating. Built in pantry. Levelled and cornice ceiling with spotlights. North aspect double glazed window.

### Family Room/Snug

North aspect double glazed bi-folding doors to the rear garden. Glazed roof lantern. Chimney breast with inset electric fire and recess for television and sound bar. Part wood architrave walls. Two wall light points. Tiled flooring with underfloor heating. Dimmer switches. Levelled and cornice ceiling with spotlights.

### Dining Room

4.90m into bay x 3.53m (16'1 into bay x 11'7)

Dual aspect via a leaded light East aspect double glazed window with fitted wooden shutter and matching South aspect leaded light double glazed bay window, also with fitted wooden shutters. Wood architrave to all walls. Tiled flooring with under floor heating. Levelled and cornice ceiling.

### Utility Room

3.40m x 1.42m (11'2 x 4'8)

East aspect double glazed window. Butler sink with mixer taps and storage cupboard below. Work surface areas with space for washing machine and tumble dryer below. Cupboard housing the homes wall mounted boiler. Tiled flooring with under floor heating. Levelled and cornice ceiling.

### Lobby

1.85m x 1.42m (6'1 x 4'8)

Levelled ceiling. Double glazed door to external side access.

### Ground Floor Cloakroom

3.40m x 1.42m (11'2 x 4'8)

Push button w.c. Wash hand basin with mixer taps and storage cupboard below. Half wood architrave walls. Two wall light points. Tiled flooring with under floor heating. Levelled and cornice ceiling with spotlights.

### First Floor Landing

4.45m x 2.41m (14'7 x 7'11)

Wood architrave to all walls. Radiator. Three wall light points. Levelled and cornice ceiling with spotlights, ceiling light point and access to loft space.

### Bedroom One

4.85m x 3.53m (15'11 x 11'7)

South aspect via leaded light double glazed windows with fitted wood shutters. Two fitted double wardrobes. Part wood architrave to all walls. Radiator. Dimmer switch. Levelled and cornice ceiling.

### Dressing Room/Bedroom Four

3.12m x 2.97m (10'3 x 9'9)

Range of fitted bedroom wardrobes. Harvey Maria wood effect LVT flooring. Two wall light points. Levelled and cornice ceiling.

### Bedroom Two

3.94m x 3.51m (12'11 x 11'6)

South aspect via leaded light double glazed windows with fitted wooden shutters. Window seat. Two built in storage cupboards. Radiator. Levelled and cornice ceiling.

### Dressing Room

2.74m x 2.29m (9'0 x 7'6)

North aspect leaded light double glazed windows with fitted wooden shutters. Range of fitted wardrobes and storage cupboards. Levelled and coved ceiling with spotlights.

### En-Suite Shower Room

2.21m x 1.35m (7'3 x 4'5)

Suite comprising of a walk in double shower cubicle, push button w.c. and wash hand basin with mixer taps and storage cupboard below. Fully tiled walls. Tiled flooring. Levelled and cornice ceiling with spotlights.

### Bedroom Three

5.21m x 3.35m (17'1 x 11'0)

North aspect via leaded light double glazed windows. Fitted bedroom wardrobes. Radiator. Levelled and cornice ceiling.

### Family Bathroom/W.C

3.71m x 3.18m (12'2 x 10'5)

Re-fitted suite and a further feature of the home, comprising of a walk in double shower cubicle with shower head, shower attachment, mixer taps and tiled surround. Roll top free standing bath with mixer taps having shower attachment. Twin wash hand basins with mixer taps, storage cupboards below and with fitted mirror and two wall light points over. Concealed push button w.c. Radiator and heated towel rail. Additional matching ladder design radiator. Fully tiled walls. Tiled flooring. Levelled and cornice ceiling with spotlights. Leaded light double glazed window.

### OUTSIDE

#### Private Driveway

Accessed via an electric gate and laid to decorative shingle to provide off street parking for several vehicles. Raised flower and shrub bed/border. Outside water tap. Outside power sockets. Steps up to enclosed porch with outside lights. Access to garage and car port. Side gate to rear garden.

#### Garage

4.88m x 2.62m (16'0 x 8'7)

Detached garage accessed via an up and over door. Light point. Window.

#### Car Port

3.76m x 3.25m (12'4 x 10'8)

Of timber construction and under a pitched roof.

#### Rear Garden

With the first area of garden being paved to the rear and width of the home with outside lights and offering ample space for garden table and chairs. Steps up to the remainder and majority of garden area being laid to lawn and with a flower and shrub border.

#### Council Tax

Council Tax Band F

#### Agents Note

Under the estate agents act 1979 section 22, we advise you that there is a connection on this property between the vendor and Bacon and Company estate agents.





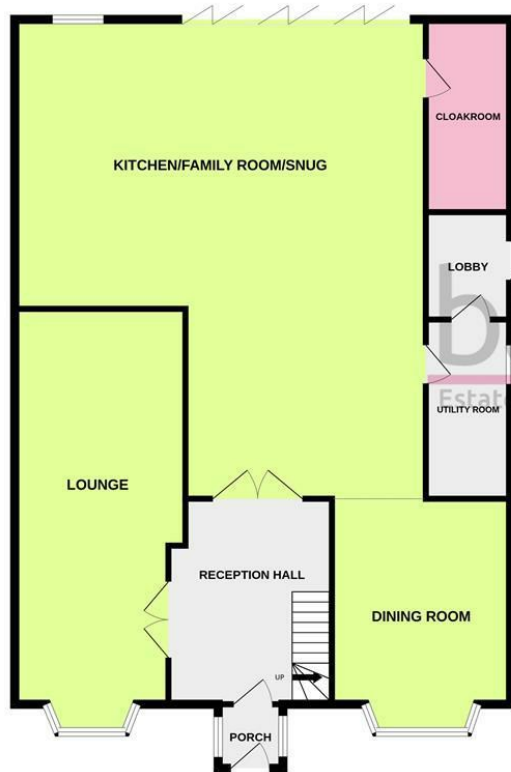








GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	67	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

