



Palmers Way | High Salvington | BN13 3DP  
Guide Price **£950,000**





We would love to offer this beautiful detached house in High Salvington which has been finished to a very high standard. Spacious throughout this property boasts five double bedrooms and has a South facing rear garden.



Property details: Palmers Way | High Salvington

# Key Features

- Substantial Detached House
- Five Double Bedrooms
- Large Lounge and Separate Dining Room
- Kitchen/Breakfast Room
- Beautifully Presented
- Bespoke Wardrobes & Two En-Suites
- Ground Floor Study
- Off Road Parking
- Double Garage
- South Facing Rear Garden



**5 Bedrooms**



**3 Bathrooms**



**2 Reception Rooms**

## INTERNAL

Porch opens into a spacious entrance hall with double doors leading into the living room, this dual aspect room has a stunning brick inglenook fireplace with gas fire and French doors leading to the rear patio. The large dining room is currently being used as a secondary snug lounge. The reception rooms benefit from high ceilings giving an impression of space uncommonly found in a modern property as this. The kitchen/dining room is a good size and overlooks the rear garden with French doors leading outside and space for table and chairs. The kitchen has a good range of wall and base units with integrated oven, oven/grill and microwave, dishwasher, fridge and freezer. The utility room has space and plumbing for appliances. Also on the ground floor is a study, cloakroom/wc and door to integral double garage. The landing is on two levels and curves round to an open plan study area/snug. All five bedrooms are double rooms and bedroom one has lovely sea views with four double bespoke hand crafted fitted wardrobes with interior fixtures. This room benefits from an en-suite with corner shower, bath, wc and two wash hand basins. Bedroom two and four also benefit from the same beautiful wardrobes as does bedroom three which also has a modern en-suite shower room. Bright and modern 'Alexander' bathroom with bath and rainfall shower head over, wc and wash hand basin.

## EXTERNAL

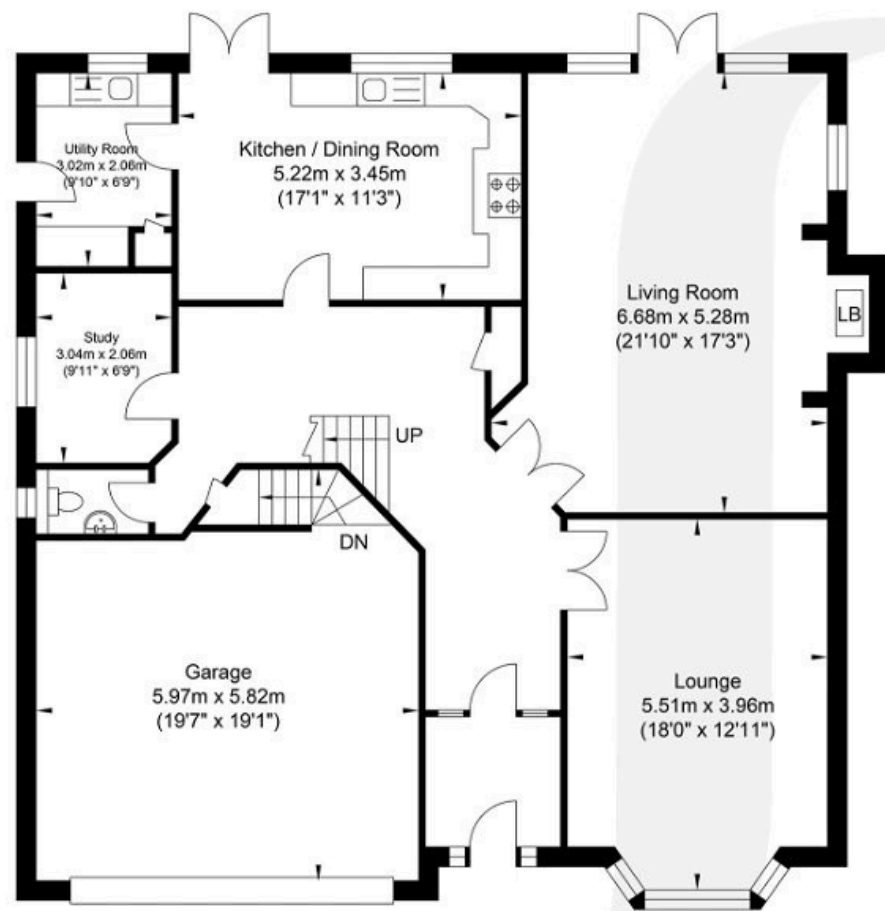
The block paved driveway benefits off road parking for several vehicles and leads to the double garage, the front garden is hedge enclosed with shrubs and gives access to the rear. South facing rear garden with some sea views and great entertaining area on the block paved patio as well as the decked section. Steps down to a good sized lawned area with a plethora of shrubs and flowers.

## SITUATED

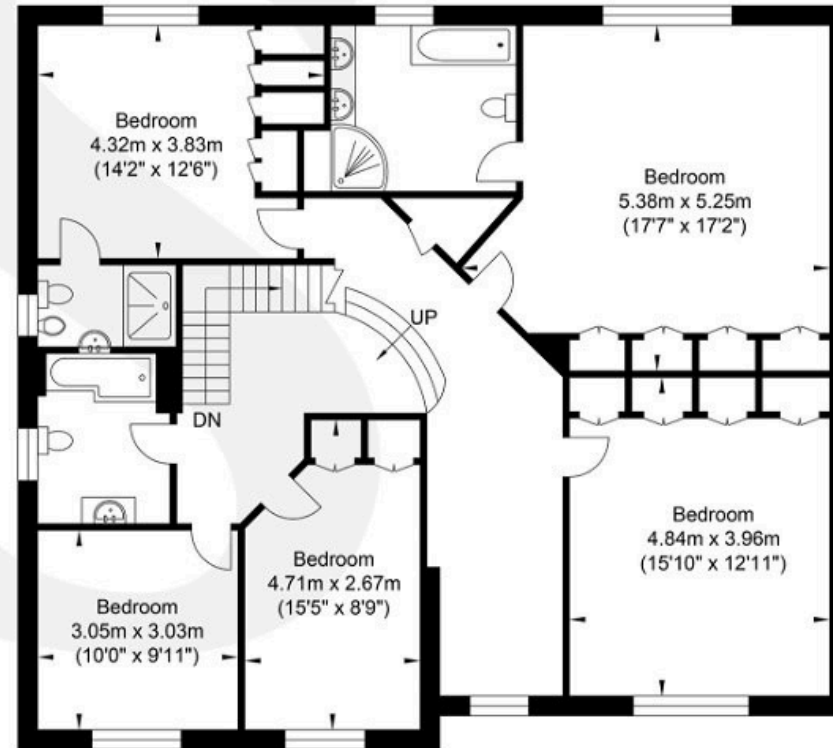
In the popular area of High Salvington, the area is known for its working Mill dating back to 1750, which opens regularly for fetes and open days for the local community. Local buses run in the area. Local shop and coffee shop/wine bar. Plenty of areas for countryside walks particularly The Gallops which has a children's play park and leads down to Findon valley shopping parade. The property falls within the popular Vale school catchment area. Easy access to A24 and A27.



# Palmers Way



Ground Floor  
Approximate Floor Area  
1578.74 sq ft  
(146.67 sq m)



First Floor  
Approximate Floor Area  
1353.77 sq ft  
(125.77 sq m)



Approximate Gross Internal Area = 272.44 sq m / 2932.52 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



| 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>                            |  |                            | 77        |
| (55-68) <b>D</b>                            |  | 68                         |           |
| (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<br>2002/91/EC |           |

## Property Details:

Floor area as quoted by EPC:

Tenure: Freehold

Council tax band: G

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 travelling some 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.