



Chute Way | High Salvington | Worthing | BN13 3EA

Guide Price **£600,000**





We would love to present this immaculate detached bungalow with three double bedrooms, lounge with bi-folds to manicured rear garden, dining room and modern kitchen/breakfast room.

Bedroom one with en-suite shower room, bathroom, separate wc, garage and off road parking for several vehicles.



Key features:

- Detached Bungalow
- Spacious & Well Presented
- Three Double Bedrooms
- Modern Kitchen/Breakfast Room
- Bedroom One with En-Suite
- Good Sized Dining Room
- Lounge with Bi-Folds to Rear Garden
- Manicured Garden
- Off Road Parking for Several Vehicles
- Garage

 3 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL Spacious entrance hall with oak flooring and storage, cloaks and airing cupboards. Dual aspect lounge has feature fireplace and bi-folds to the beautiful rear garden, good sized dining room, modern fitted kitchen/breakfast room, which has a modern range of base and wall units with worktop over, inset gas hob with extractor, integrated mid level oven and grill above, dishwasher, fridge/freezer, wine fridge, microwave and breakfast bar benefitting bar stool seating area, opening into utility area which has space for washing machine and tumble dryer. Three double bedrooms, bedroom one has en-suite which comprises a walk in shower, wc and wash hand basin set in unit. Bathroom with panelled bath, wash hand basin and separate wc.

EXTERNAL Block paved driveway benefitting off road parking for several vehicles and leading to the garage, hedge borders and access to rear of property. Beautifully manicured rear garden which is mainly laid to lawn with shrub and floral borders, patio seating area and at the rear a raised decked seating area.

SITUATED Chute Way is a residential street in High Salvington which is within easy access of the South Downs National Park. High Salvington has a historical windmill and the local 'Refreshment Rooms' provides good coffee, micro brewery and a convenience store. Worthing town centre and seafront is approximately 3 miles in distance. The A24 and A27 which provide access to the towns of Horsham, Brighton and Chichester, are at the foot of the hill and the area is well served by schools.

ENTRANCE HALL

LOUNGE 16' 4" x 12' 0" (4.98m x 3.66m)

DINING ROOM 12' 10" x 11' 0" (3.91m x 3.35m)

KITCHEN/BREAKFAST ROOM 15' 10" x 12' 0" (4.83m x 3.66m)

BEDROOM ONE 16' 3" x 11' 0" (4.95m x 3.35m)

ENSUITE 7' 2" x 5' 0" (2.18m x 1.52m)

BEDROOM TWO 13' 0" x 10' 10" (3.96m x 3.3m)

BEDROOM THREE 11' 9" x 10' 2" (3.58m x 3.1m)

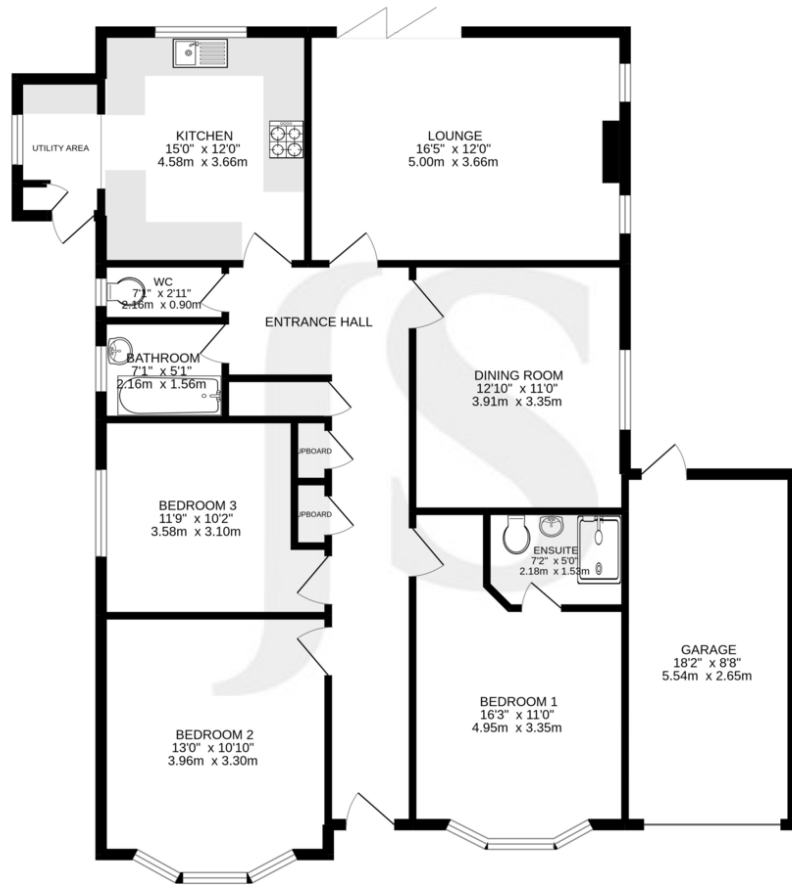
BATHROOM 7' 1" x 5' 1" (2.16m x 1.55m)

SEPARATE WC 7' 1" x 2' 11" (2.16m x 0.89m)

GARAGE 18' 2" x 8' 8" (5.54m x 2.64m)



GROUND 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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Property Details:

Floor Area: 1,152 sq ft (107 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band E

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.