



Hayling Rise, High Salvington | Worthing | BN13 3AQ
Guide Price **£540,000**



Nestled in the desirable High Salvington area, this charming three bedroom detached chalet bungalow offers a perfect combination of space and versatility with a good sized living room, dining room, kitchen and two bathrooms. Also benefitting ample off road parking, front and rear gardens. Close to local micro pub/shop and countryside walks.



Property details: Hayling Rise, High Salvington | Worthing

Key Features

- Detached Chalet Bungalow
- Three Double Bedrooms
- Spacious Living Room
- Fitted Kitchen
- Dining Room
- Front & Rear Gardens
- Well Presented
- Ample Off Road Parking
- Lovely Countryside Walks nearby
- Favoured High Salvington Location



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

As you step into the property, you are welcomed by a bright and spacious dual aspect living room. This room is bathed in natural light, creating a warm and inviting atmosphere and distant sea views can be appreciated. The living area seamlessly connects to the dining room, where sliding doors open out to the rear garden. This thoughtful design ensures a fluid transition between indoor and outdoor living spaces, perfect for both entertaining and everyday life. Adjacent to the dining room, the kitchen awaits. Featuring a range of base and wall units with roll-top work surfaces, it includes an integrated oven with a gas hob, and there is ample space for a fridge/freezer and washing machine. The inner hall leads to two comfortable double bedrooms on the ground floor. One of these bedrooms is enhanced with fitted wardrobes, providing ample storage space. Bathroom/wc serves this floor, offering convenience and comfort for family and guests alike. Ascending to the first floor, you will find the main bedroom, which provides a tranquil retreat with distant sea views. Adjoining the bathroom that features a shower cubicle, bath, wc and wash hand basin.

EXTERNAL

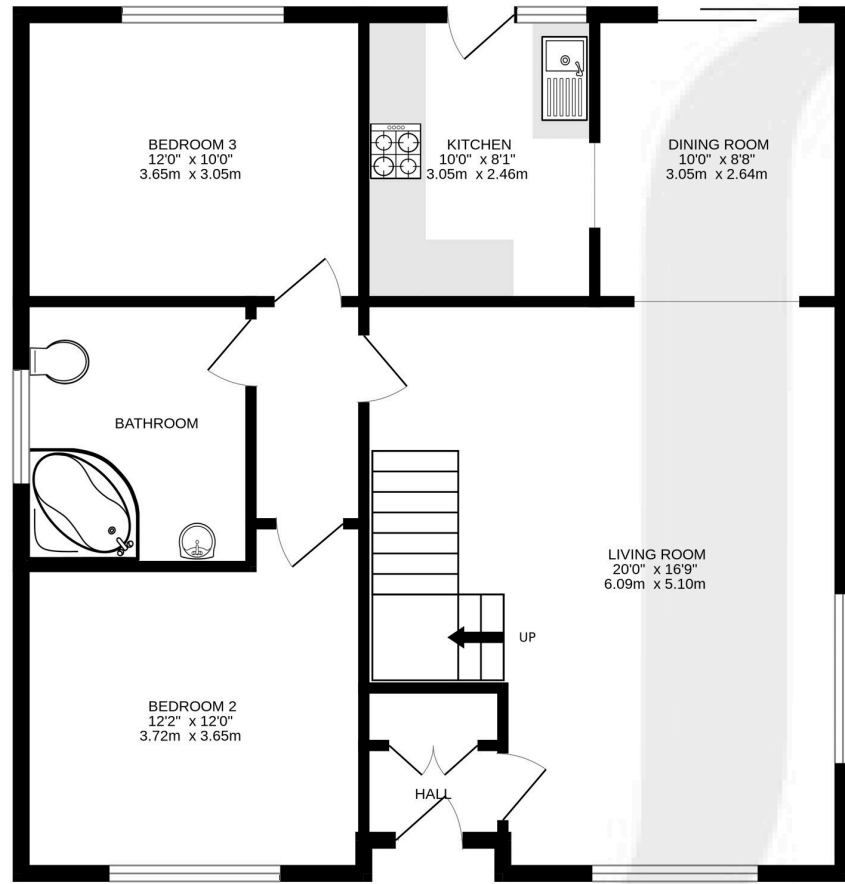
Block paved driveway benefitting ample off road parking, the front garden is laid to lawn with shrub borders and gated side entrance to rear. The rear garden has a patio area and the rest laid to lawn with shrubs and flowers.

SITUATED

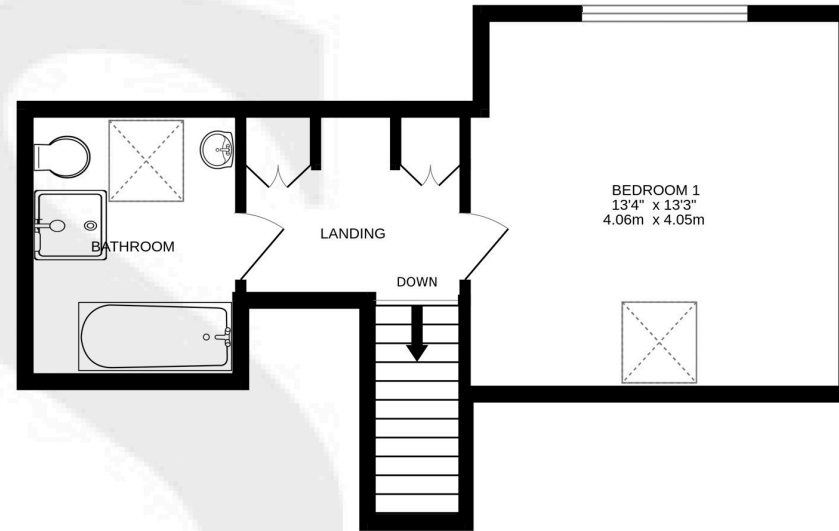
In a residential road in High Salvington which is within easy access of the South Downs National Park. High Salvington has a historical windmill and the local 'Refreshment Rooms' provides good coffee, a micro pub and a convenience store. Worthing town centre and seafront is approximately 3 miles in distance. 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 of most denominations including the popular Vale First and Middle School.



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 |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | 60 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Property Details:

Floor area as quoted by EPC: 1216 SqFt

Tenure: Freehold

Council tax band: D

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.