

HOLMWOOD WEST HILL, HIGH SALVINGTON, BN13 3BZ
£1,100,000



— *Mark* —
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— —

FERRING
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— *Sales and Lettings* —

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2 Ocean Parade, Ferring, West Sussex, BN12 5QQ

Holmwood West Hill, Worthing, BN13 3BZ

An opportunity to buy a magnificent detached house in this exclusive area of Worthing just a short stroll to open countryside and onto the South Downs. This superb bright, spacious house features oak flooring, large fitted kitchen dining room with integrated appliances, utility room, large lounge, separate study and ground floor cloakroom / shower room. Upstairs are 4 good sized bedrooms with views of the surrounding area. The master bedroom suite has its own ensuite bathroom with bath and shower. First floor family bathroom with bath and shower. Good sized well secluded rear gardens, drive way with ample off road parking and & double integral garage. Viewing highly recommended.



PORCH

Covered porch with front door.

ENTRANCE HALL *13'5" x 11'1" (4.10 x 3.40)*

An impressive and spacious entrance hall featuring wood floor. Stairs to the first floor. Radiator.



CLOAKROOM

Fully tiled with a white suite comprising shower enclosure with fitted shower. Low level wc. Wash hand basin with chrome mixer. Chrome heated towel rail.



LIVING ROOM *25'1" x 13'2" (7.67 x 4.03)*

A good sized dual aspect lounge with double glazed doors to the rear gardens. Wood floor. Radiator. Fireplace.



KITCHEN DINER

25'11" x 13'1" max (7.91 x 4.00 max)

An exceptional kitchen diner featuring a superb range of contemporary style units. Working surfaces with cupboards and drawers under. Wall cupboards and pan drawers. Including 2 integrated ovens. Integrated hob and dishwasher. Wood floor. Glazed double doors to the hall. Space for a dining table and chairs. Integrated fridge and freezer. Fitted extractor. Oak veneer door to the utility room. Radiator. Double glazed doors to the rear gardens.



UTILITY ROOM

7'3" x 7'3" (2.20 x 2.20)

Working surface with inset stainless steel sink unit with mixer. Wall cupboards. Part double glazed door to the rear garden. Door to the double garage. Wood floor. Plumbing for washing machine and space for tumble dryer.



STUDY

Wood floor. Radiator.

8'0" x 7'9" (2.46 x 2.37)



FIRST FLOOR LANDING

Large walk in storage cupboard. Velux windows.

BEDROOM 1

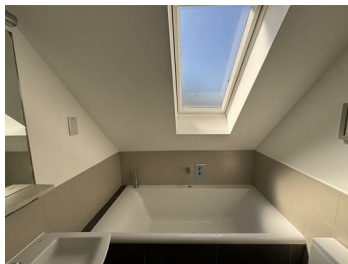
22'8" x 13'2" (6.91 x 4.03)

A very large master bedroom with a dual aspect. Large walk in wardrobe. View of the downs and a glimpse of the sea in the distance. Radiator.



ENSUITE BATHROOM

Fully tiled walls and featuring a white suite with chrome fittings. Panelled bath. Wash hand basin with chrome mixer. Low level wc. Tiled shower enclosure with fitted shower. Chrome heated towel rail. Velux window.



BEDROOM 2

Radiator.

13'2" x 9'10" (4.03 x 3.02)



BEDROOM 3

Radiator.

13'2" x 10'0" (4.03 x 3.06)



BEDROOM 4
Radiator.

11'3" x 9'6" (3.45 x 2.91)



FAMILY BATHROOM

Tiled walls and featuring a white suite with chrome fittings. Panelled bath with chrome mixer. Vanity unit with inset wash hand basin with chrome mixer.. Low level wc. Tiled shower enclosure with fitted shower. Heated towel rail.



VIEWS FROM THE FIRST FLOOR ROOMS

Super views of the downs including Cissbury Ring and a glimpse of the sea in the distance.



REAR GARDEN

A good sized rear garden being laid mainly to lawn with shrubs and trees. Paved patio.



FRONT GARDEN

Laid to lawn with shrubs.

DRIVE

A private drive with off ample off road parking leading to the double garage.



SOUTH DOWNS WALKING

A public footpath is just 100 yards away leading to down land walks on the South Downs.



DOUBLE GARAGE

Up and over garage door. Gas fired boiler.

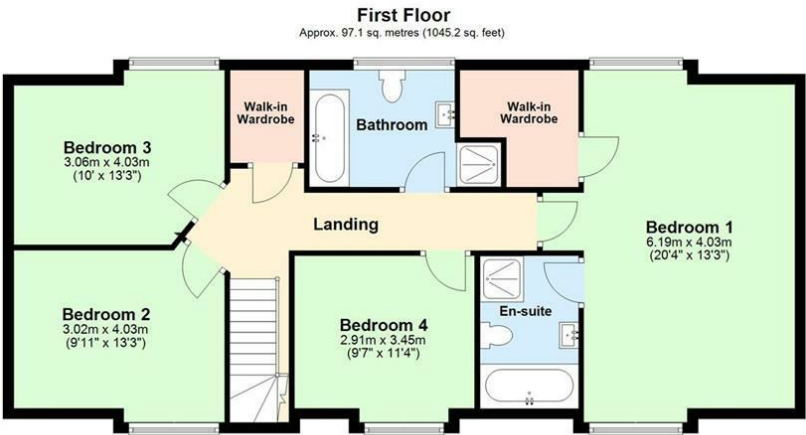


COUNCIL TAX BAND G

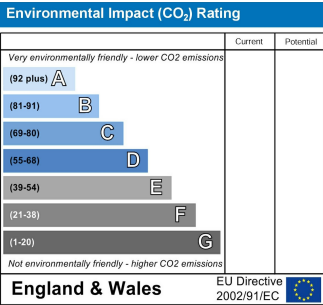
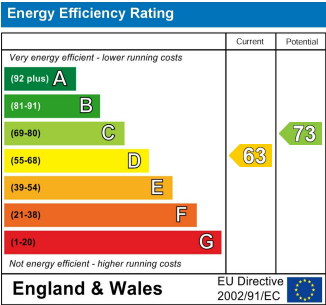
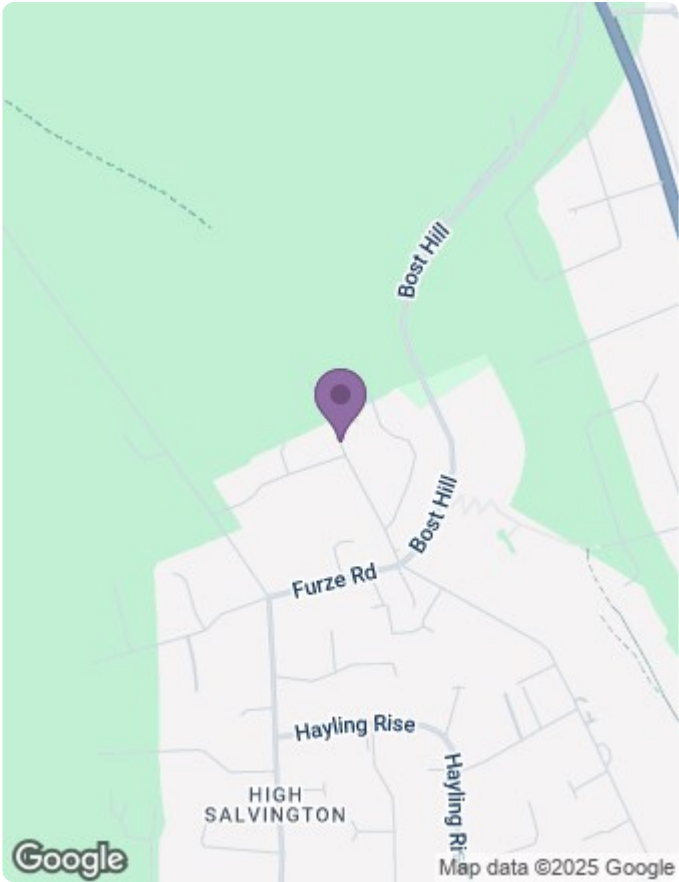




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Total area: approx. 215.9 sq. metres (2323.8 sq. feet)



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