



## Salvington Hill, Worthing



Offers Over  
£800,000  
Freehold

- Detached Family Home
- Extensive Off-Road Parking
- West Facing Rear Garden
- NO CHAIN
- In Need Of Some Modernisation
- Five Good-Sized Bedrooms
- Double Garage
- Large Living Room
- EPC Rating - D
- Council Tax Band - G

We are delighted to offer this wonderful opportunity to purchase this five-bedroom detached family home, in need of some modernisation, situated in the heart of Worthing's most popular district, High Salvington, bordering the Sussex Downs and Cissbury Ring, close to local parks, schools, bus routes, local shops, and easy access to both the A27 and A24. On the ground floor, the property offers a spacious kitchen, dining room, westerly facing living room, utility room, and two bedrooms. Upstairs, there are three good-sized bedrooms, with the main room having an en-suite and walk-in wardrobe and a family bathroom. Other benefits include a double garage, a spacious westerly aspect rear garden, a front garden with parking for multiple vehicles, gas fire central heating, double glazing throughout, and having no chain.

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## Accommodation

### Cupboard Porch Area

Courtesy light. Frosted double glazed door and window to:

### Hallway

Coving. Radiator. Wall mounted thermostat. Door giving access to double garage. Glazed door to:

### Lounge 21'8 x 15'1 (6.60m x 4.60m)

Dual aspect double glazed windows with view of rear garden with south westerly aspect. Double glazed double opening door to raised terraced area. Dimmer switch. Coving. Two radiators. Stone built fireplace and hearth. TV point. Retro 1970's turn stairs to:

### Dining Room 14'7 x 10'11 (4.45m x 3.33m)

### Kitchen 13'9 x 8'7 (4.19m x 2.62m)

Range of light fronted base and wall units. Worktops incorporating a white one and a half bowl sink with mixer tap. Electric fitted hob with extractor fan over. Double electric oven. Space and plumbing for dishwasher. Space for integrated separate fridge and freezer. Tiled splashbacks. Double glazed windows with a fantastic view of the rear garden. Radiator. Space for appliance. Breakfast bar. Coving.

### Inner Lobby Area

Radiator. Coving. Large under stairs storage cupboard.

### Cloak Room/WC

Low level flush WC. Radiator. Wash hand basin with mixer tap. Tiled walls. Frosted double glazed window.

### Utility Room

Space and plumbing for washing machine. Space for appliance over. Base unit with sink. Tiled splashback. Airing cupboard with pre-lagged copper cylinder and slatted shelves. Further cupboard housing Potterton wall mounted boiler and storage cupboard over. Tiled floor. Frosted double glazed window. Double glazed door to rear garden.

### Bedroom Four 14'7 x 10'2 (4.45m x 3.10m )

Radiator. Double glazed window. Coving

### Bedroom Five 9'2 x 8'8 (2.79m x 2.64m)

Radiator. Double glazed window. Coving

### First Floor Landing

Stairs going up. Coving. Radiator. Loft hatch. Large lining cupboard with slatted shelves.

### Bedroom One 13'9 x 13'5 (4.19m x 4.09m )

Two radiators. Double glazed window with view of rear garden. Coving. TV point. Heating thermostat.

### Walk-In Wardrobe 5'9 x 5'0 (1.75m x 1.52m )

Hanging rails and shelving. Radiator. Coving.

### En-Suite Bathroom

Panel enclosed bath. Mixer tap with shower attachment. Fitted over bath Mira shower attachment. Pedestal wash hand basin. Low level flush WC. Bidet. Radiator. Shaver point. Frosted double glazed window. Tiled walls.

### Bedroom Two 16'5 x 10'1 (5.00m x 3.07m)

Double glazed window to front. Storage cupboard. Radiator.

### Bedroom Three 12'56 x 8'8 (3.66m x 2.64m)

Double glazed window. Radiator. Coving.

### Bathroom

Double ended panel enclosed bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level flush WC. Fitted shower cubicle with sliding door. Double glazed frosted windows. Radiator. Shaver point. Tiled walls.

### Double Garage 20'5 x 16'1 (6.22m x 4.90m )

Accessed internally via hallway and electric up and over door. Loft hatch to loft area. Double glazed frosted window to side. Computerized scale eliminator.

### Front Garden

Driveway for multiple vehicles. Well maintained lawn and hedging.

### Rear Garden

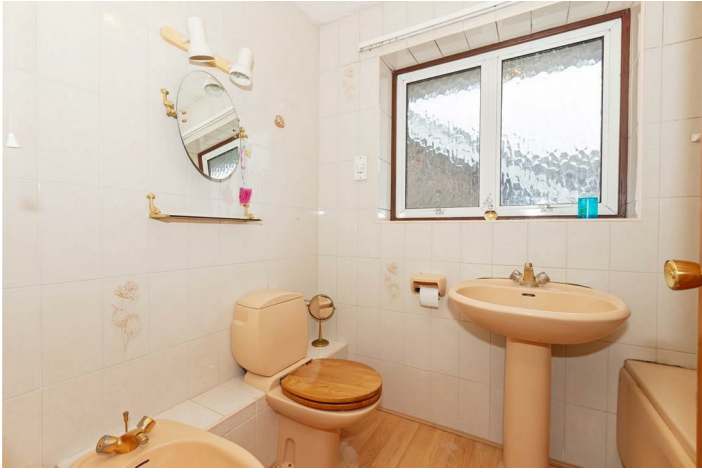
Side entrance. Outside tap. Spacious westerly aspect garden. Pathway leading to lower patio area. Steps to upper terrace area. Ample space for out door furniture. Another side gate. Large lawn area. Secluded hedging down the side and a wide range of attractive trees and shrubs. Secrete Garden with further lawn area.





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# Floorplan



Total area: approx. 200.1 sq. metres (2153.4 sq. feet)

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>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.