



Asking Price  
£750,000  
Freehold

## Hayling Rise, Worthing

- Attractive Mock Tudor Turreted Home
- Four Spacious Double Bedrooms
- Modern Kitchen/Family Room
- Three Bathrooms
- Stunning Sea & Rooftop Views
- Southerly Aspect Garden
- Council Tax Band - F
- EPC Rating - C

An immaculately presented four spacious double bedroom semi-detached family home ideally situated in this picturesque area of High Salvington with local shops, schools, parks, bus routes, St. Michael's Catholic Church, walking distance from the beautiful South Downs National Park, and easy access to both the A27 and A24 all nearby. The versatile accommodation comprises a spacious and modern kitchen/family room with a feature double glazed turreted area with glorious distant rooftop and sea views of Worthing, a sitting room, and a downstairs cloak room. Upstairs, over two floors, there are four spacious double bedrooms, with one benefiting from an en-suite and turreted area and two further bathrooms. Other benefits include a beautiful southerly aspect garden, a timber-built studio with power and lighting, a herringbone laid driveway/front garden providing ample off-road parking, and having beautiful rooftop views over Worthing and distant sea views.

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## Accommodation

Composite front door with frosted glass inserts to:

Entrance Hallway With Ample Storage Space

Cloak Room

Stunning Kitchen/Family Room With Feature Turreted

21'3" x 10'11" (6.49 x 3.35)

Sitting Room

14'1" x 11'7" (4.30 x 3.54)

Large Master Bedroom With En-Suite

21'3" x 10'11" (6.49 x 3.35)

Bedroom Two With Juliet Balcony

14'0" x 8'11" (4.29 x 2.72)

Bedroom Four

9'7" x 8'6" (2.94 x 2.61)

Modern Bathroom

9'7" x 6'4" (2.94 x 1.95)

Second Floor Housing Large Hot Water Tank

Bedroom Three With Eaves Storage Access

17'0" x 10'11" (5.20 x 3.35)

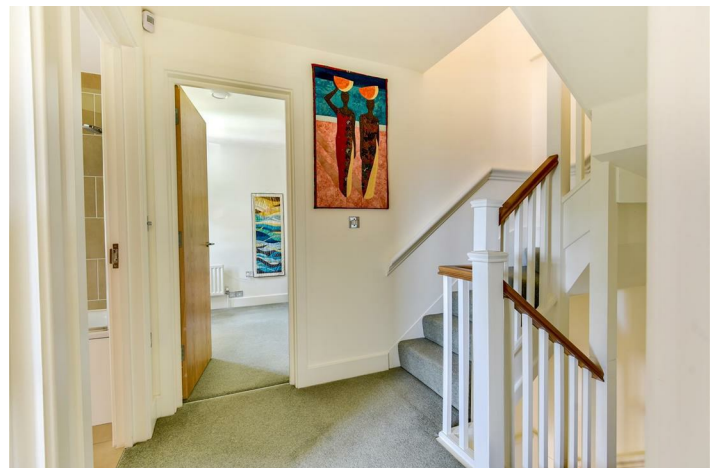
Attractive Bathroom With Double Ended Free Standing

10'4" x 8'8" (3.15 x 2.65)

Beautifully Maintained Southerly Aspect Garden

Studio Ideal For Working From Home

Front Garden Providing Ample Off-Road Parking



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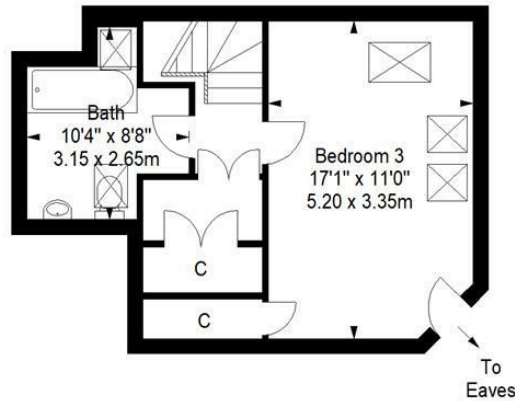
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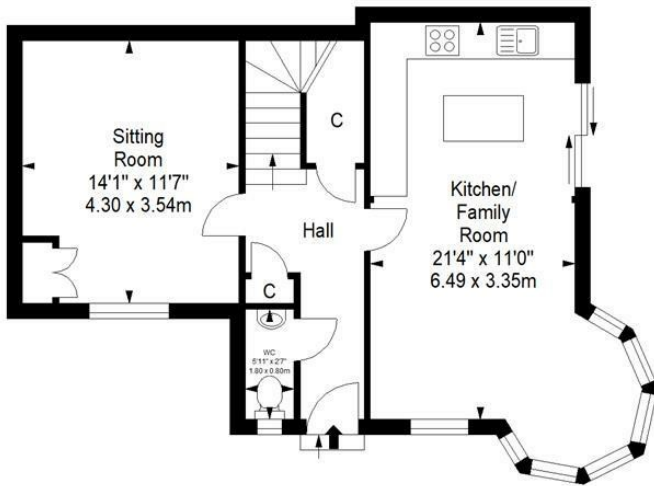


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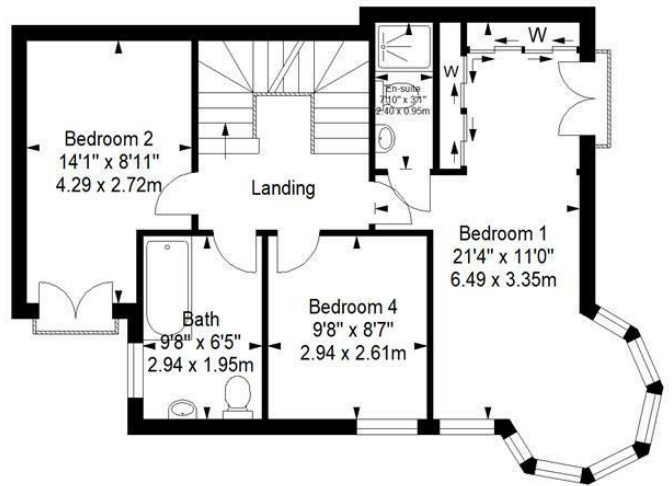
Second Floor



Ground Floor



First Floor



Approximate gross internal floor area 142.2 sq m/ 1530.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

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	

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