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4



3



D



Description

We are pleased to offer to the market this four bedroom detached family home ideally situated in the popular High Salvington district of Worthing, close to local shops, parks, bus routes and having easy access to both the A27 and A24 nearby. Accommodation offers a spacious lounge/diner, further reception room/ground floor bedroom, utility room, three/four bedrooms, two shower rooms and a family bathroom. The property also benefits from off road parking and a garage.

Key Features

- Detached Family Home
- Contemporary Poggenpohl Kitchen
- Ground Floor Shower Room
- EPC Rating D
- Three/Four Bedrooms
- Utility Room
- Council Tax Band E





Composite front door with frosted double glazed inserts into:

Spacious Hallway

4.23 x 3.66 (max) (13'10" x 12'0" (max))

With dual aspect double glazed windows, radiator, cupboard housing electric meters and alarm controls, under stairs cupboard with useful storage and stripped wood door to:

Downstairs Shower Room

With spacious shower cubicle, rainfall head and separate attachment, basin with mixer tap, low level flush WC, radiator, tiled walls, double glazed window and downlighters.

Bedroom Four/Reception Room

4.23 x 3.54 (13'10" x 11'7")

Dual aspect double glazed windows, radiators and coving.

Spacious Lounge/Diner

7.04 (max) x 4.63 (max) narrowing to 3.56 (23'1" (max) x 15'2" (max) narrowing to 11'8")

With dual aspect double glazed windows which include two double glazed southerly aspect bay windows with coving, feature brick fireplace with tiled hearth and real flame gas fire, TV point, radiator and coved ceiling. Double glazed, double opening french doors to rear garden and through way to:

Contemporary Style Kitchen **4.78 (max) x 3.91 (15'8" (max) x 12'9")**

With a range of dark wood fronted Poggenpohl kitchen units incorporating a wine rack and pan drawers, attractive Corian worktops incorporating Corian sink with mixer tap plus further flexi hose mixer tap. Further matching built in breakfast bar with Miele induction hob and contemporary style cylindrical extractor fan over, attractive glass and wood splashbacks, fitted under counter fridge and separate freezer, carousel corner storage cupboard, Miele coffee machine, oversized Miele oven, dual aspect double glazed windows, double glazed french opening doors, contemporary style spiral radiator, porcelain tiled floor, under cabinet and foot lighting with display shelving plus glass fronted display cabinet. Door to:

Utility Room

With wall mounted Worcester boiler, space and plumbing for washing machine, porcelain tiled floor and further door to:

Shower Room

Fitted corner shower, rainfall head and separate attachment, low level flush WC, pedestal basin, porcelain tiled floor, radiator and a frosted double glazed window.

Stairs to:

First Floor Landing

With attractive strip wood doors.

Bedroom One

4.78 x 3.42 (15'8" x 11'2")

With dual aspect double glazed windows, eaves storage cupboards, attractive ash and oak bedroom furniture including bed side table, fitted storage cupboards with drawers and two double wardrobes with hanging space, radiator and coving.

Bedroom Two

3.82 x 3.66 (12'6" x 12'0")

With dual aspect double glazed windows, eaves storage cupboards, radiator and wardrobe with shelf and hanging space.

Bedroom Three

4.59 (into eaves area) x 2.35 (max) (15'0" (into eaves area) x 7'8" (max))

With radiator, eaves storage cupboards, two south facing double glazed windows.

Family Bathroom

With large walk in shower cubicle, sliding door, rainfall head and separate attachment, basin with contemporary style mixer tap, double end bath with contemporary taps and separate shower attachment, low flush WC, storage cupboard, wood effect flooring, radiator, tiled walls, downlighters and double glazed window.

Outside

Rear Garden

With a well maintained lawn and trees including two magnolias, greengage, almond, lilac, bay and cherry with climbing wisteria, clematis and honeysuckle. Further flower bed areas, timber built playhouse and a dutch barn style timber storage shed and patio area with seating area.

Side Garden

With storage space and side gate to front, three water butts, outside power point, courtesy lighting around property to the rear.

Front Garden

With drive leading to garage with further car hard standing space, covered entrance porch area leading to front door, lawn area with a wide range of mature trees and shrubs, a gate for full side access.

Garage

With double glazed window and door with electric up and over door, appliance space, separate electric consumer unit.





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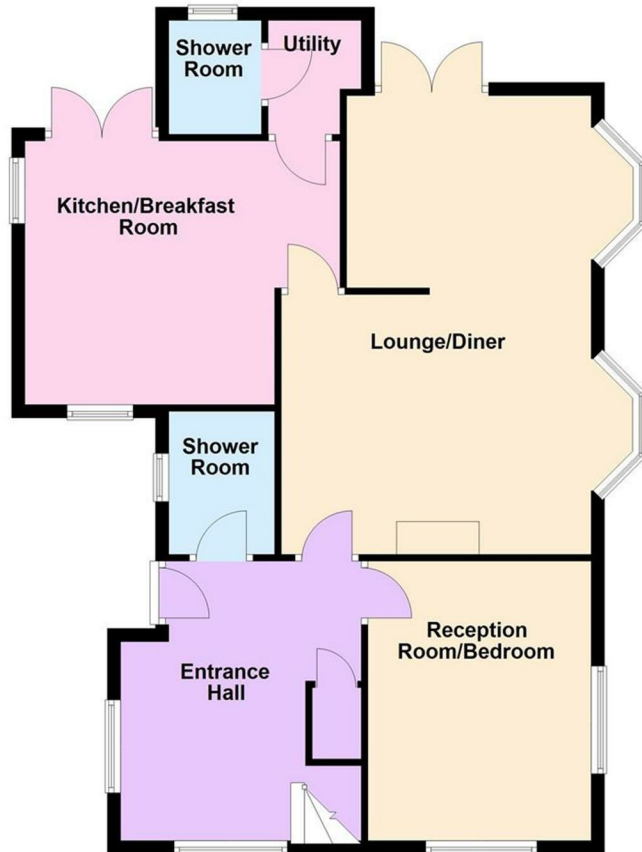
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Floor Plan Salvington Hill

Ground Floor

Approx. 86.9 sq. metres (935.9 sq. feet)



First Floor

Approx. 57.6 sq. metres (619.9 sq. feet)



Total area: approx. 144.5 sq. metres (1555.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.

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