



2



4



2



D





## Description

We are delighted to offer to market this well presented detached chalet bungalow ideally situated in this highly sought after High Salvington location bordering the South Downs National Park with local shops, schools, bus routes and easy access to the A27 and A24 nearby.

Ground floor accommodation offers an open plan kitchen/dining room, conservatory, living room, two double bedrooms and a family bathroom. Upstairs there is a beautiful galleried landing with fold out balcony windows, two double bedrooms and a shower room. The property also benefits from gas fired central heating, double glazed windows, wrap around westerly garden and off road parking for multiple vehicles.



## Key Features

- Detached Chalet Bungalow
- Open Plan Kitchen/Dining Room
- Two Bathrooms
- Off Road Parking
- EPC Rating D
- Four Double Bedrooms
- Galleried Landing
- Conservatory
- Westerly Facing Garden
- Council Tax Band F



robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co





#### **Entrance Hall**

With door and windows to front, two radiators and stairs to first floor.

#### **Open Plan Kitchen/Dining Room**

**7.84 x 7.06 (25'8" x 23'1")**

#### **Kitchen Area**

Fitted kitchen with range of wall and base units, eight ring Belling range oven and hob, cooker hood, one and a half bowl sink and drainer, space and plumbing for washing machine and dishwasher, cupboard housing combination boiler, tiled splashback, tiled flooring and double glazed window to front.

#### **Dining Area**

With pantry, base units, space for tumble dryer, breakfast bar, two radiators, double glazed window to front, two double glazed frosted windows to side, stairs down to:

#### **Conservatory**

**4.19 x 4.07 (13'8" x 13'4")**

With glass pitched roof, power and light, tv point, windows to three sides and doors out to garden.

#### **Living Room**

**8 x 3.63 (26'2" x 11'10")**

With two double glazed windows to rear, two radiators, tv point and double glazed doors out to garden.



**Bedroom Three****5.17 x 3.66 (16'11" x 12'0")**

Double glazed window to front, radiator and fitted wardrobes.

**Bedroom Four****4.26 x 3.66 (13'11" x 12'0")**

With double glazed window to rear, radiator, telephone point, fitted shelving and double glazed door to rear.

**Bathroom**

With double glazed frosted window to front, part tiled walls, single pedestal wash hand basin, large shower cubicle, towel rail, dual button WC and panel enclosed bath.

**Galleried Landing****4.85 x 3.48 (15'10" x 11'5")**

With two Velux fold out balcony windows, radiator and office/study area.

**Bedroom One****5.29 x 4.18 (17'4" x 13'8")**

With double glazed window to rear and side, two radiators and eaves storage.

**Bedroom Two****5.29 x 3.03 (17'4" x 9'11")**

With radiator and double glazed windows to rear and front.

**Shower Room**

With double glazed window to front, shower cubicle, wash hand basin set in vanity unit, dual button WC, towel rail, extractor fan, tiled floor and part tiled walls.

**Rear Garden**

Westerly facing wrap around, fence enclosed garden, mainly laid to lawn with storage shed and gated side access.

**Front Garden**

Fence and wall enclosed. laid to lawn, outside tap and driveway with parking for multiple vehicles.







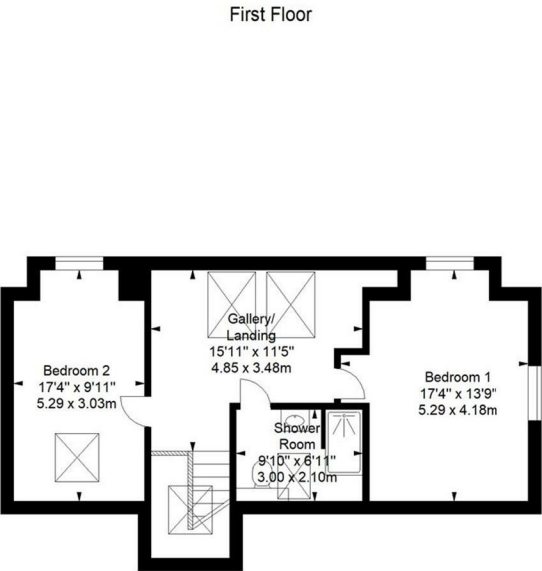
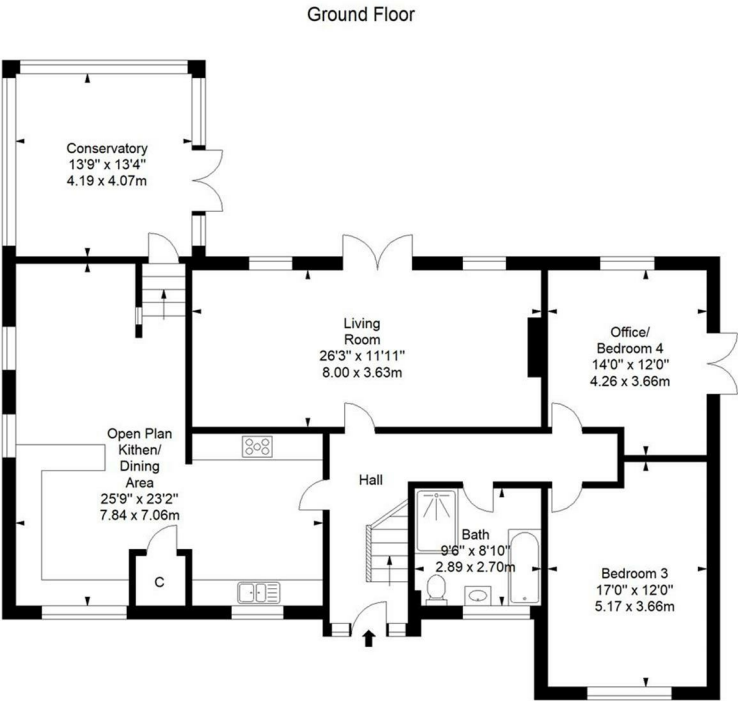
robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | info@robertluff.co.uk

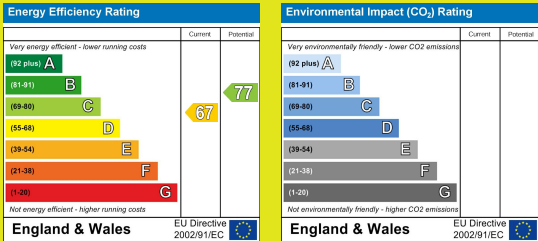
Robert  
Luff & Co



Floor Plan Furzeholme



Approximate gross internal floor area 208.3 sq m/ 2242.2 sq ft  
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
All rights reserved.



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.

robertluff.co.uk  
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co