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## Description

We are delighted to offer to the market this beautifully presented three bedroom detached bungalow, set on a generous plot in the sought-after area of High Salvington. Boasting an attractive and well maintained front garden and an expansive lawned rear garden, the property offers fantastic potential for extension. Recent upgrades include newly updated electrics, a 2024 installed combination boiler, solar panels, gas fired central heating and double glazing throughout.



## Key Features

- Beautifully Presented Detached Bungalow
- Large Plot
- Recently Fitted Boiler
- Large Gardens
- Garage
- Three Double Bedrooms
- Updated Electrics
- Solar Panels
- Driveway
- Council Tax Band E





Double glazed uPVC door to:

#### **Entrance Porch**

With double glazed windows and glazed door to:

#### **Hallway**

Alarm control panel, radiator, coving, telephone point, storage cupboard housing Viessmann combination boiler (fitted in 2024), cupboard housing electric consumer unit, fuses and solar panel control unit, further cupboard with slatted shelves, and loft hatch with pull down ladder to loft space with light

#### **Lounge**

**5.31 x 3.58 (17'5" x 11'8")**  
Dual, east and west aspect double glazed windows to front and double glazed windows and double glazed French doors to the rear garden, attractive brick built fire surround with tiled hearth and mantel, radiator, coving and two wall light points.

#### **Kitchen**

**3.44 x 3.27 (11'3" x 10'8")**  
Range of natural fronted wood units with work surfaces incorporating a one and a half bowl sink with mixer tap, space for electric cooker, tiled splashbacks, space for under counter fridge, space and plumbing for washing machine, radiator, dual aspect double glazed windows, one with a fantastic view of the rear garden, and space for breakfast table. Double glazed door to covered side area with storage shelf and steps into the rear garden.

#### **Bedroom One**

**4.25 (into bay) x 3.48 (max) (13'11" (into bay) x 11'5" (max))**

Large double glazed bay window with view of rear garden, coving, radiator and fitted wardrobes with hanging and shelves.

#### **Bedroom Two**

**3.64 x 2.73 (11'11" x 8'11")**  
Dual aspect double glazed leaded light windows, radiator and coving.

#### **Bedroom Three**

**4.03 x 3.05 (13'2" x 10'0")**  
Dual aspect leaded light double glazed windows, radiator and coving.

#### **Separate WC**

Low flush WC, basin, radiator and double glazed frosted window.

#### **Bathroom**

Panel enclosed bath with mixer tap and shower attachment, fitted over bath shower with curtain, pedestal wash hand basin, tiled splashback walls, frosted double glazed window, wall mounted heater, coving and heated towel rail.

#### **Rear Garden**

**19.20m x 28.35m (63" x 93")**  
Attractive well maintained lawn with an array of flower beds, a fantastic selection of mature trees and shrubs, greenhouse, pitched roof timber shed and side access path leading to a gate with an outside tap, to front garden. Garden also contains a South Facing Fence line productive fruit tree orchard

#### **Pitched Roof Garage**

**4.96 x 2.59 (16'3" x 8'5")**  
With glazed door and window, up and over door and accessed via a private driveway, water & power supply and built in work bench. Presently contains space for a workbench along with Roof Storage space and has Electricity and Water Services

#### **Front Garden**

Paved areas and flower borders with an array of rose bushes, shrubs and hedges.

#### **Private Drive**

Leading to garage with courtesy light.

#### **Plot Size**

**16.15m x 49.07m (53" x 161")**




## Floor Plan Hayling Rise

### Ground Floor

Approx. 92.7 sq. metres (998.2 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			
		81	86
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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