



Hayling Rise, High Salvington,

Asking Price
£675,000
Freehold

- Detached Bungalow
- Private & secluded Position
- Two Bath/shower Room's
- Four Bedrooms
- West Rear Garden
- Sought After High Salvington
- Built in 2006
- EPC Rating - C
- Detached Garage
- Viewing Essential

Robert Luff & Co are delighted to offer for sale this four bedroom detached bungalow built in 2006. Located in sought after High Salvington, this home occupies a secluded position and offers modern, spacious and versatile accommodation all on one level. The location is very accessible to the beautiful South Downs national park, with its wonderful walks. The accommodation briefly comprises, large entrance porch with utility cupboard, entrance hall, open plan living/dining and newly modern Kitchen/Breakfast room opening to external raised decking, master bedroom with a modern en-suite shower room, three further bedrooms with bedroom four currently an office and spacious modern bath/shower room/w.c. Externally there is a feature westerly aspect lawned rear garden, block paved driveway providing off road parking for several vehicles, and a detached garage. Internal viewing is highly recommended to appreciate this superbly located and spacious property.

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Accommodation

Entrance Porch 12'3" x 8'0" (3.74 x 2.46)

measurements are to include the utility and storage cupboards which have hanging rails, plumbing and space for washing machine and further appliance above, and concealed by sliding doors. Seating area, lantern roof window, double glazed window and door, further door to

Entrance Hall

Radiator. Shelves cloak cupboard. Central heating thermostat. Doors to all rooms and feature glazed double doors opening to the living room. Attractive Grey wood effect floor. Smooth ceiling and spotlights, access to loft space

Open Plan Living/Dining & Kitchen/breakfast Room

Living/ Dining Room 21'7" x 12'1" (6.59 x 3.69)

A spacious dual aspect room with double glazed window to the South aspect and double glazed sliding doors opening to the Westerly aspect rear garden and raised decking. Smooth ceiling with inset spotlights, two radiators.

Modern Kitchen/Breakfast Room 14'9" x 11'3" (4.60 x 3.43)

measurements are to include the fitted units that comprise of One a half bowl sink unit, range of units and drawers under and over the work top surfaces, space for cooker with extractor hood over, space for american style fridge/freezer, built in dishwasher and recycle bin, double glazed door and window overlooking and onto the rear garden, large island unit with units and drawers and providing dining area

Master Bedroom 14'9" x 13'1" (4.60 x 3.99)

Measurements include the en-suite shower area, double glazed Westerly aspect window. Radiator. Smooth ceiling

Modern En-suite shower room/w.c. 8'3" x 5'1" (2.54 x 1.67)

Large shower cubicle with shower, low level w.c. wash hand basin with storage below, obscured double glazed window, heated towel rail, fitted mirror, tiled walls, smooth ceiling, extractor

Bedroom Two 18'6" x 11'1" (5.66 x 3.38)

Measurements to include built in fitted wardrobes with sliding doors, hanging rails and storage, a dual aspect room with double glazed windows to East and South aspects. Radiator. Smooth ceiling.

Bedroom Three 11'0" x 10'9" (3.37 x 3.30)

a dual aspect room with double glazed windows having a north and east aspect, smooth ceiling, radiator.

Study/Bedroom Four 11'6" x 6'3" (3.49 x 1.92)

Measurements are to include fitted desk and office style cupboards, double glazed window. Radiator. Cupboard housing electric consumer unit. Smooth ceiling.

Modern Bath/Shower Room/W.C.

With modern fittings and comprising of Oval shaped bath, separate shower cubicle with shower, wash hand basin with storage below, low level w.c. smooth and coved ceiling

Outside

Westerly Aspect Rear Garden

Length 70ft approx by width 60ft (Length 22'9" x 19'6"10")

An impressive garden laid mainly to lawn with patio area and large raised timber deck providing space for entertaining. The garden is enclosed by mature shrubs and trees. Access to front.

Blocked paved driveway

Providing of road parking for several vehicles.

Detached garage 17'6" x 9'8" reducing to 7'3" (5.341 x 2.96 reducing to 2.218)

With pitched roof, up and over door, power and light.

Agents note

We are advised this home benefits from a right of access from Hayling Rise to the private blocked paved driveway. In the rear garden there is a Turkey Oak and Beech tree with TPO's.

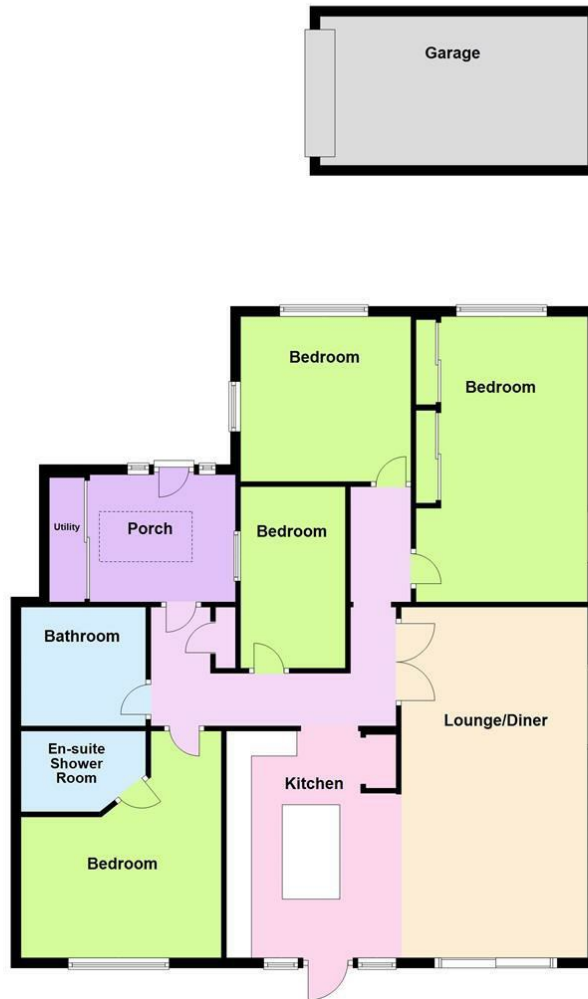


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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	82
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		71	80
		EU Directive 2002/91/EC	

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