



West Way, High Salvington, Worthing, BN13 3AX

Offers Over **£500,000**



Property Type: Chalet

Bedrooms: 3

Bathrooms: 2

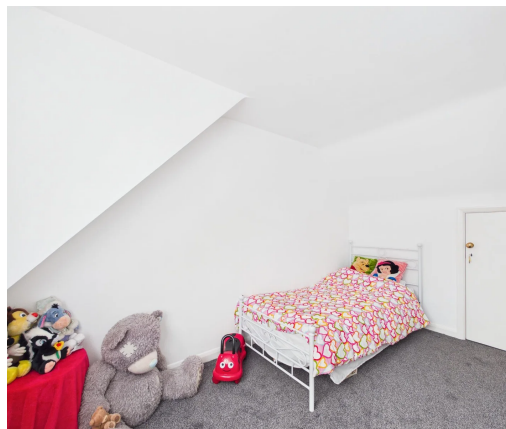
Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Detached Chalet Bungalow
- Three Double Bedrooms
- Kitchen/Diner
- Bright and Spacious
- Two Toilets
- South Facing Lounge
- South Facing Rear Garden
- Garage and Parking
- Quiet Location

Spacious detached home in a sought-after position featuring a bright dual-aspect kitchen/dining room, generous lounge, three double bedrooms, south-facing rear garden, driveway parking and garage.





This spacious and well-presented home welcomes you through an impressive entrance hall featuring a feature curved staircase rising to the first floor. The ground floor offers generous and versatile living accommodation, including a bright dual-aspect kitchen/dining room with patio doors opening onto the rear garden and internal doors leading through to the living room. The spacious lounge benefits from a large south-facing window, filling the room with natural light throughout the day.

Also situated on the ground floor are the main bedroom and family bathroom, providing convenient single-level living potential. To the first floor are two further well-proportioned double bedrooms along with an additional WC, making the property ideally suited for families or visiting guests.

Externally, the property occupies a lovely position and benefits from a south-facing rear garden, mainly laid to lawn and enclosed by fencing and mature shrubs, creating a private and attractive outdoor space. Directly to the rear of the property is a raised decking area, ideal for outdoor dining and entertaining.

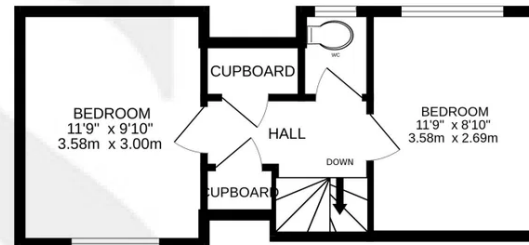
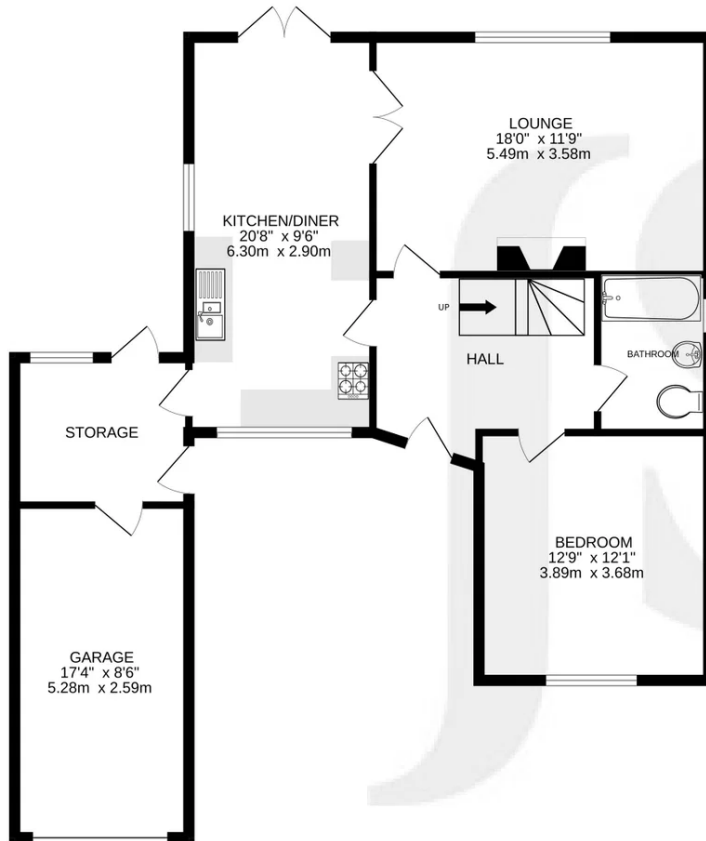
To the front, there is a further area of lawn along with a driveway to the side providing ample off-road parking and giving access to the garage.

This charming property is located in the desirable area of High Salvington, within easy reach of the South Downs National Park. High Salvington is known for its historical windmill and the popular 'Refreshment Rooms,' which offers good coffee, a micro bar, and a convenience store. Worthing town centre and seafront are approximately 3 miles away, providing a variety of shops, restaurants, and leisure activities. The A24 and A27, situated at the foot of the hill, offer convenient access to the nearby towns of Horsham, Brighton, and Chichester. The area is well-served by schools of various denominations, including the highly regarded Vale First and Middle School.



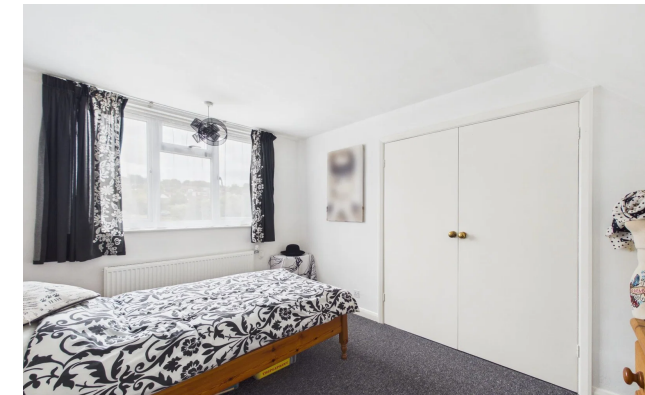
GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make our properties particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	