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The Sheerings Honeysuckle Lane, Worthing - BN13 3BT

In Excess of **£700,000**

The Sheerings Honeysuckle Lane

High Salvington

Unique detached four bedroom house standing on a secluded plot situated in this delightful tree lined lane in the sought after location of High Salvington being adjacent to the South downs national park. The house has panoramic views across Worthing to the sea, enhanced by a first floor balcony. Briefly the accommodation comprises: Impressive entrance porch and hallway, ground floor cloakroom, three reception rooms,kitchen/breakfast room, utility room, first floor landing, four bedrooms, two bathrooms and further cloakroom/wc. Although benefitting from gas fired central heating and double glazing the house is now in need of updating. CHAIN FREE Externally there is a private drive leading to a detached double width garage. The house stands on a mature secluded plot and features a delightful West facing rear garden.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

Entrance porch
Tiled floor. Further glazed door into:

Entrance hall
Double glazed window. Radiator. Walk in understairs storage cupboard with window.

Lounge
Dimensions: 5.49m into alcove x 5.18m (18′ into alcove x 17′ . Art deco style tiled fireplace with coal effect gas fire. Three radiators. Fitted storage cupboard. Double glazed windows and double glazed sliding patio doors leading out to West facing sun terrace. Glazed door from lounge through to:

Sitting room
Dimensions: 6.25m x 2.82m ′ (20′6 x 9′3 ′). Double aspect with double glazed windows. radiator. There is a glass partition at one end providing a study/office area.

Dining Room
Dimensions: 5.31m x 4.50m (17′5 x 14′9). Radiator. Double aspect with double glazed windows and double glazed door leading out to West facing sun terrace.

Kitchen/Breakfast room
Dimensions: 5.11m x 4.32m (16′9 x 14′2). Part tiled. Oak fitted kitchen comprising of extensive work surfaces with inset one and a half bowl single drainer sink unit. Range of base units comprising cupboards and drawers with matching eye level wall units. Fitted oven and hob. Integrated fridge/freezer. Built in larder. Double glazed windows. Two radiators. Door to:

Utility Room
Dimensions: 3.40m maxx 3.20m max (11′2 maxx 10′6 max). Irregular shaped room. Roll top work surfaces with single drainer stainless steel sink unit. Matching range of base and wall units. Space and plumbing for washing machine. Wall mounted gas fired boiler. Radiator. Double glazed window. Door glazed door to outside. Further door from utility room to :

Utility Room
Dimensions: 3.40m maxx 3.20m max (11′2 maxx 10′6 max). Irregular shaped room. Roll top work surfaces with single drainer stainless steel sink unit. Matching range of base and wall units. Space and plumbing for washing machine. Wall mounted gas fired boiler. Radiator. Double glazed window. Door glazed door to outside. Further door from utility room to :

Cloakroom/wc
Modern white suite comprising of pedestal wash hand basin. Close coupled wc. Double glazed window.

First floor landing
Shelved storage cupboard with light. Further cupboard housing hot water cylinder with immersion. Double glazed window. Radiator. Loft hatch giving access to large loft space.

Cloakroom/wc
Pedestal wash hand basi

Master bedroom
Dimensions: 6.22m x 5.66m (20′5 x 18′7). Double glazed window with panoramic view across Worthing with sea view. Three radiators. Shelved storage cupboard. Double glazed door leading out to :

West facing sun balcony
Panoramic view across Worthing with sea views.

Bedroom 4
Dimensions: 4.50m x 2.97m (14′9 x 9′9). This is accessed by door from master bedroom. Either can be used as bedroom or an en suite dressing room. Double glazed window. Radiator. Door leading into a walk in wardrobe with window 9′7 x 4′9

Bedroom 2
Dimensions: 5.05m x 4.50m into wardrobes (16′7 x 14′9 into wa. Fitted range of wardrobes. Double aspect with double glazed window with panoramic view across Worthing with sea view. Radiator.

Bedroom 3
Dimensions: 4.27m x 2.21m (14′ x 7′3). Double glazed window. radiator. Access to loft space. Door from bedroom to:

En-suite shower romm/wc
Fully tiled wet room with walk in shower having chrome shower unit. Close coupled wc. pedestal wash hand basin. Double glazed window. Radiator. Tiled floor.

Bathroom/wc
Fully tiled. Comprising bath with tiled side panel. Mixer taps. Independant chrome shower and glazed folding screen. Pedestal wash hand basin. Shaver point. Radiator. Double glazed window.

Front Garden

Crazy paved path with mature borders and beds.

Rear Garden

Secluded West facing rear garden. Sun Terrace. Shaped lawn with mature trees, screen hedging and shrubs. Large rockery. Side gate to front garden.

DRIVEWAY

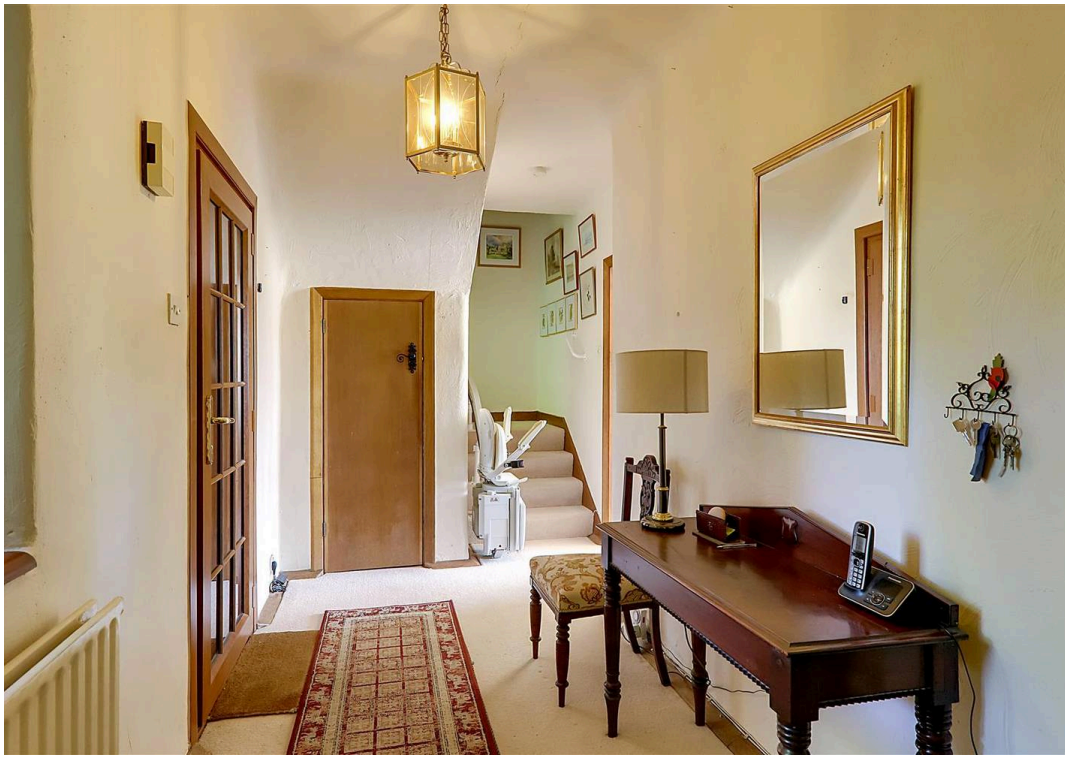
1 Parking Space

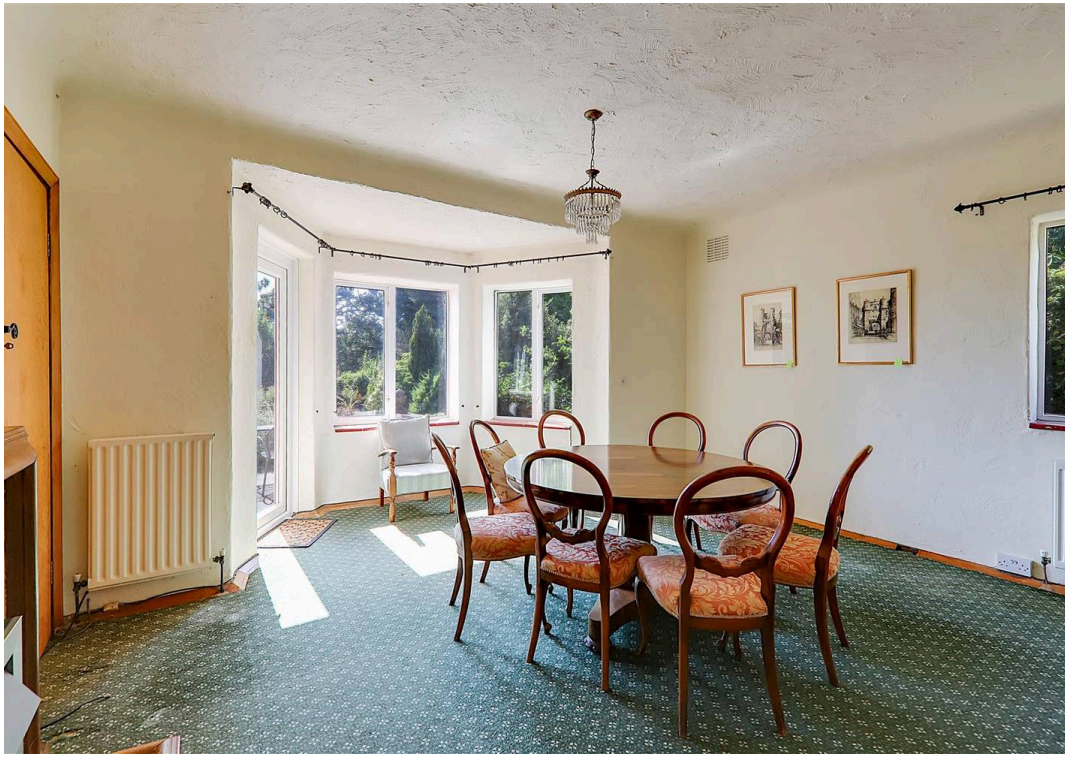
Standing for two/three vehicles

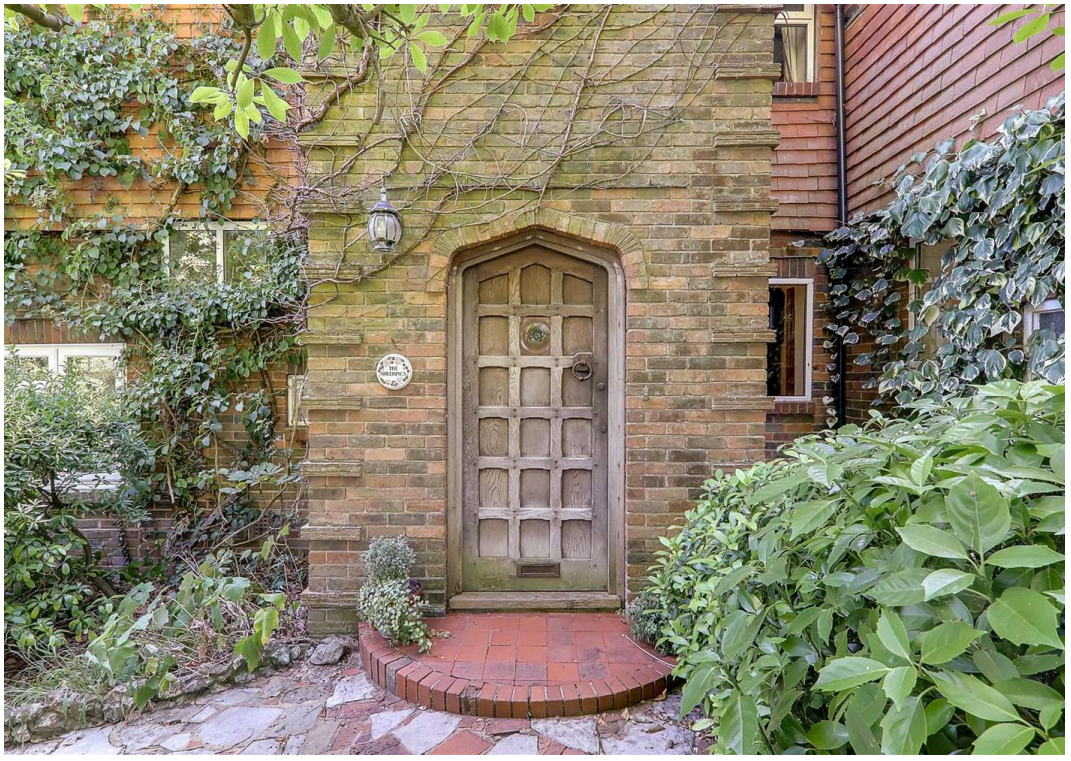
GARAGE

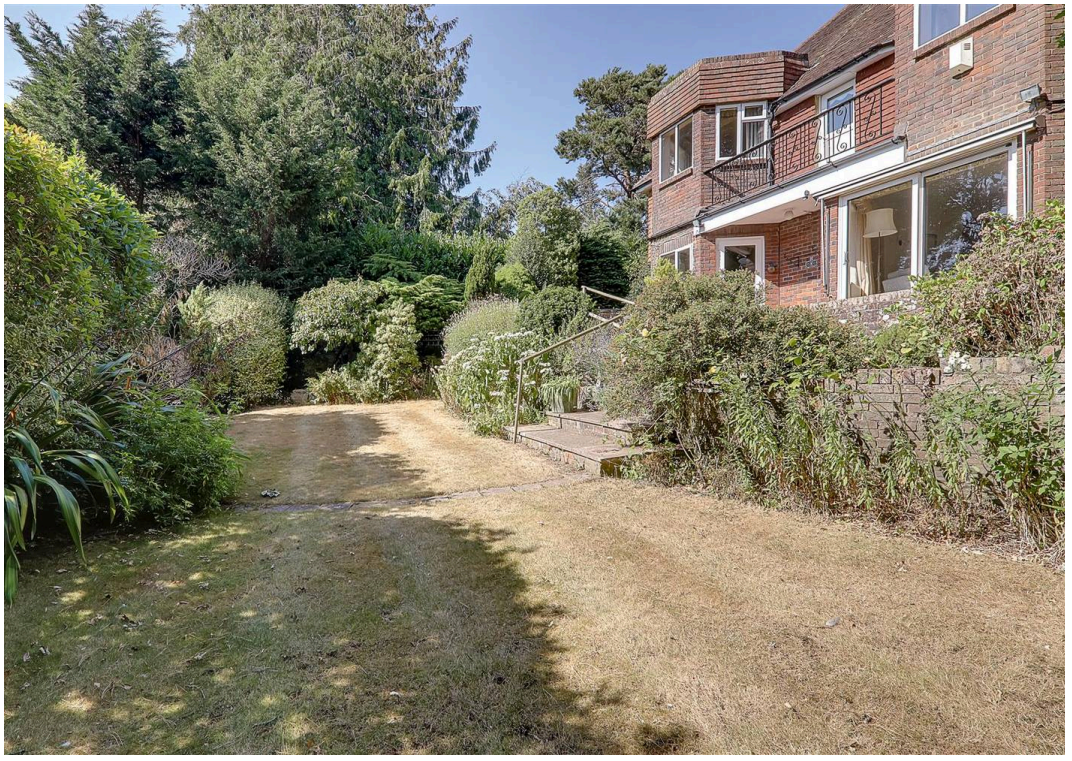
Single Garage

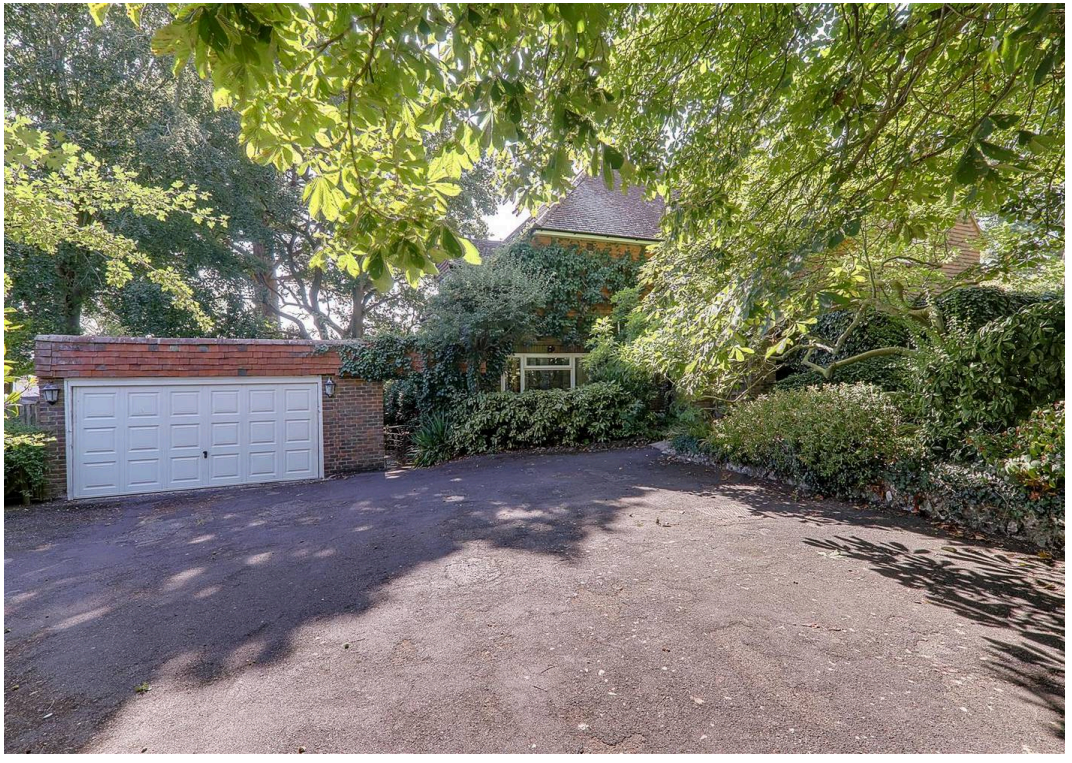
Dimensions: 4.72m x 4.57m (15′6 x 15′). Brick built - up and over door.

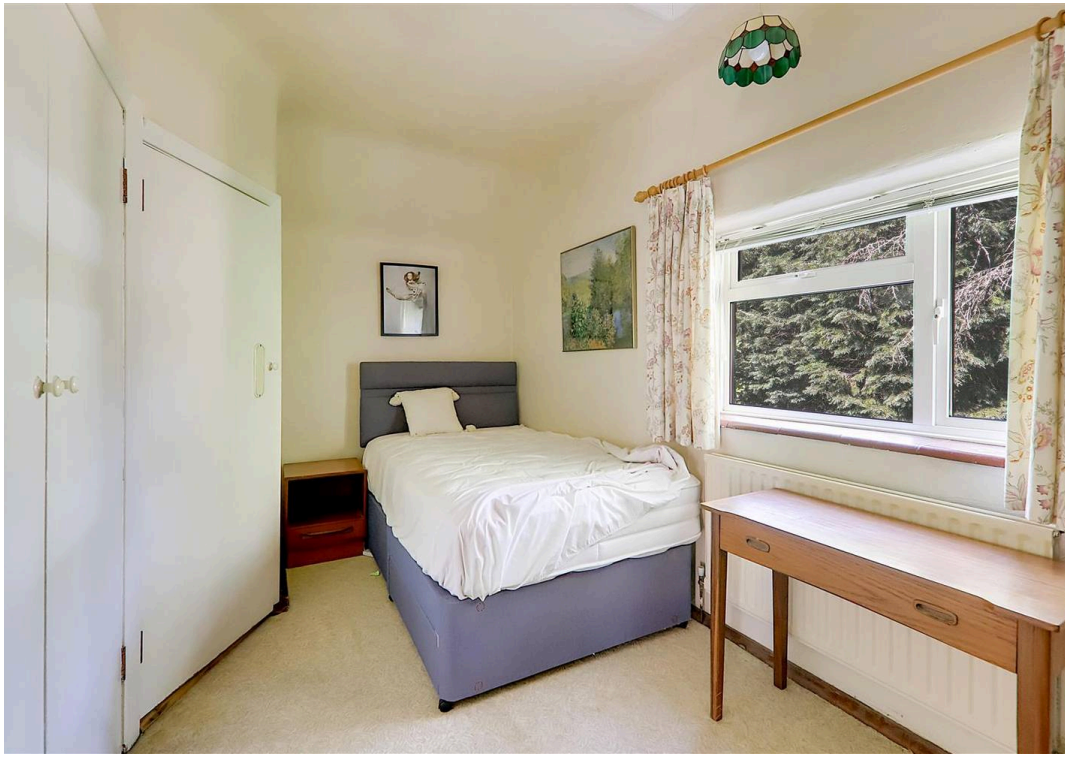






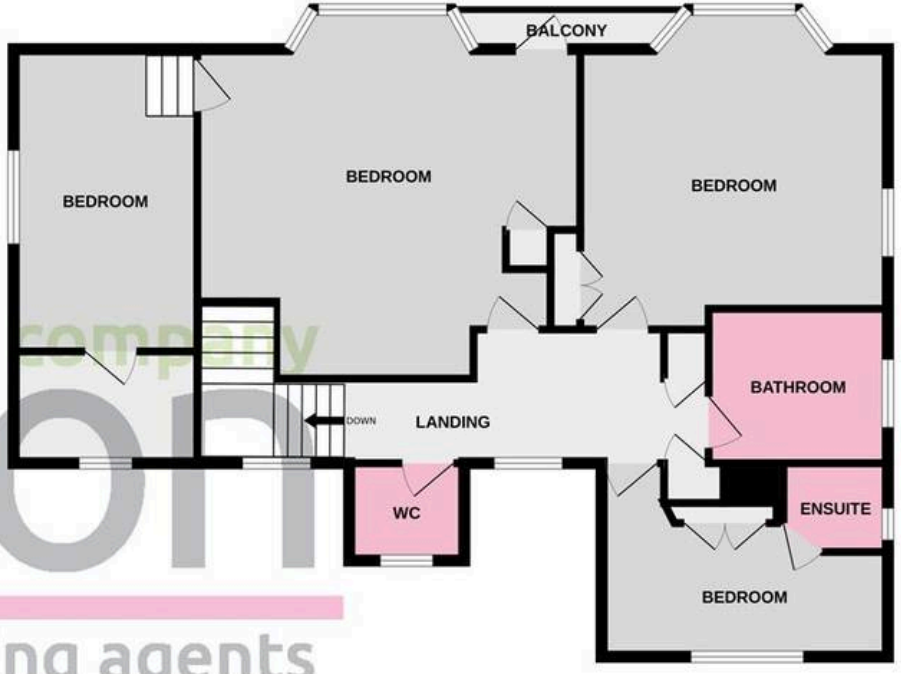






GROUND FLOOR

1ST FLOOR



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Bacon and Company

Bacon and Company, 72 Goring Road, Goring-By-Sea - BN12 4AB

01903520002 · goring@baconandco.co.uk · www.baconandco.co.uk

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