



Iona, West Hill, High Salvington BN13 3BZ

Offers in the Region of **£575,000**



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 3

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Detached Bungalow
- Three Double Bedrooms
- Modern Kitchen/Breakfast Room
- Spacious Reception/Dining Hall
- Living Room
- Sitting Room
- Bathroom & Two En-Suites
- South Facing Garden
- Good Sized Plot
- Off Road Parking

Spacious three double bedroomed bungalow in sought-after High Salvington, boasting a large reception/dining hall, bright living room, modern kitchen with island, and versatile sitting room/office including a garden room. Two bedrooms feature en-suites plus a main bathroom. Set on a generous plot with private driveway and secluded south-facing gardens filled with mature trees, shrubs, and flowers.





INTERNAL

Tucked away in the sought-after West Hill area of High Salvington, Iona is a deceptively spacious bungalow set on a generous plot with a beautifully private, south-facing garden.

A welcoming porch opens into a large reception/dining hall, the perfect space for entertaining. Double doors open into a bright living room with a stunning picture window framing views across the south facing garden. The well-appointed kitchen boasts a good range of units, space for appliances, and a central island with bar seating, perfect for casual dining. From here, access flows into a further reception room, ideal as a sitting room or home office, with sliding doors opening to a garden room.

The property offers three well-proportioned double bedrooms, two of which benefit from en-suite shower rooms, along with a main bathroom.

EXTERNAL

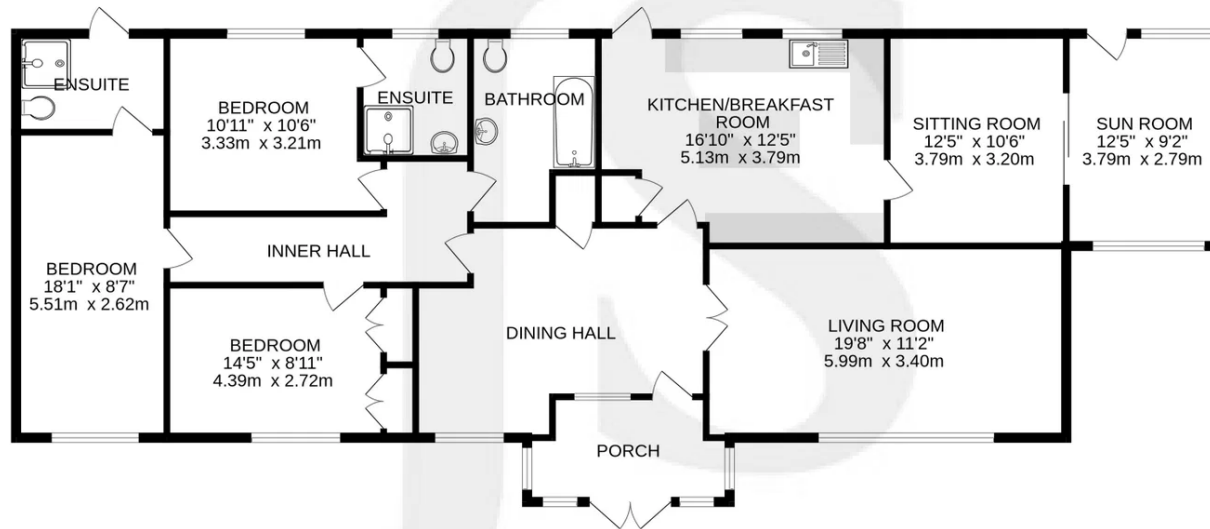
'Iona' is set within West Hill, a peaceful pocket of High Salvington, and enjoys an ample plot with a private driveway. The south-facing garden is secluded, with a variety of mature shrubs, trees, and flowers, creating a tranquil retreat. Side access leads to additional gardens at the rear of the property, offering further outdoor space to enjoy.

SITUATED

This home 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



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

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