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C



## Description

Robert Luff & Co are delighted to offer this superb detached chalet residence set in a sought after road in High Salvington being sold with no forward chain. There are wide ranging views across the roof tops of Worthing to the sea from the first floor. The access to the A27 & A24 are wonderful for the commuter, with a local bus service being close by and the nearest mainline railway station being 2 miles away, this gives great access to Brighton & London. There are also great local schools in the catchment area. The property boasts many features including four bedrooms, two en-suite shower rooms and further family bathroom. There is a stunning kitchen/dining room and a spacious living room that both have doors onto the raised porcelain patio overlooking the south facing rear garden. There is a garage with parking in front for a ample number of vehicles including a electric car charging point, which could be ideal for someone who has a boat or motor home/caravan. Internal Viewing of this property is essential to appreciate its many qualities and position.



## Key Features

- Detached Chalet Residence
- Three Bath/Shower Rooms
- EPC Rating - C
- Garage and ample parking
- Freehold
- Four Bedrooms
- No Forward Chain
- South Facing rear garden
- Stunning Kit/Breakfast room
- Council tax band - F



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#### Entrance Hall

Solid Composite front door with satin double glazed sidelights, kardean flooring, radiator, understairs storage cupboard, meter cupboard by front door, stairs to first floor.

#### Living Room

**5.23 x 4.52 into bay (17'2" x 14'10" into bay)**

Large double glazed window with double glazed double patio doors to rear, two radiators, smooth ceiling, uplighters.

#### Kitchen/Dining Room

**7.04 x 3.45 (23'1" x 11'4")**

Measurements to include built in units. Range of contrasting units in navy gloss with the island in matt textures grey finish with graphite composite type sink with drainer, laminate worktops with matching up stands and glass splashback to sink area, chest height Neff fan oven and Hotpoint microwave combi oven, hotpoint dishwasher, 5 point gas hob, central island with storage space below and lighting, cupboard housing combi boiler, two radiators, in the dining end of the room there is a large built in full height cupboard with shelving and multiple power points, full height sliding patio doors to south, Kardean flooring, smooth ceiling.

#### Utility Room

**2.24 x 1.68 (7'4" x 5'6")**

Range of matching floor and wall units, inset ceramic sink with mixer tap over, heated towel rail, plumbing and space for washing machine and tumble dryer, low-level W.C, smooth ceiling, spotlights.

#### Ground Floor Bedroom (two)

**3.43 x 3.23 (3.42 x 3.22) (11'3" x 10'7")**

Double glazed window to front, radiator, loft access with pull down ladder and storage, door to en-suite shower room.

#### En-suite shower room/w.c

**1.78 x 1.17 (5'10" x 3'10")**

White bathroom suite, low-level W.C, vanity unit with inset wash basin and mixer tap over, double shower cubicle with wall mounted power shower and glass screen and the walls are fully clad with shower panels and to half height in the rest of the room, heated towel rail, obscured double glazed window to side, smooth ceiling and extractor.

#### First Floor Landing

Access to all rooms, storage cupboard providing shelving space, smooth ceiling.

#### Bedroom Three

**3.02 x 2.92 into roof space (9'11" x 9'7" into roof space)**

Two double glazed velux windows to front, radiator, smooth ceiling.

#### Bedroom Four

**3.99 x 2.11 (4.00 x 2.12) (13'1" x 6'11")**

Large double glazed window to rear offering views to the sea., radiator, smooth ceiling

#### Bedroom One

**5.26 x 3.23 (17'3" x 10'7")**

Maximum measurements taken into recess. Measurements to include built in wardrobes. Built in storage cupboard offering storage space, radiator, two double glazed velux windows to front, full height double glazed Juliette balcony to rear offering uninterrupted panoramic views to the sea, door to en-suite.

#### En-suite shower room/w.c

White bathroom suite, low-level W.C, vanity unit with inset wash basin and mixer tap over, shower area with wall mounted power shower, glass door and the shower walls are clad with shower panels and matching splashback behind the sink, obscured double glazed window to rear, smooth ceiling with spotlights, extractor.

#### Family Bathroom/w.c

**1.98 x 1.83 (6'6" x 6'0")**

Restricted head room. White bathroom suite, low-level W.C, vanity unit with inset sink and mixer tap over, panelled PVC bath with mixer tap over and shower extension, fully tiled bath area, heated towel rail, double glazed velux window to front.

#### South Rear Garden

South facing raised porcelain tiled patio area with glass balustrade, lower lawned area, secure fenced surround, flower and shrub borders, water tap, bbq area and pergola with lighting

#### Garage

Up and over door, power and lighting.

#### Front Garden

Raised tarmac drive with parking for multiple cars and an electric charging point, walled edges, fenced surround, side access to garden to one side and to the other fenced storage area with gate



## Floor Plan West Way

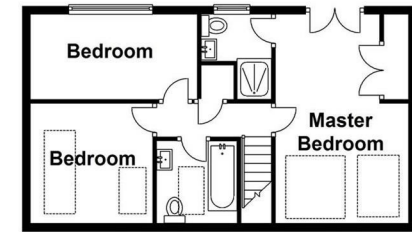
### Ground Floor

Approx. 71.8 sq. metres (773.1 sq. feet)



### First Floor

Approx. 45.6 sq. metres (490.6 sq. feet)



Total area: approx. 117.4 sq. metres (1263.7 sq. feet)



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			
		73	85
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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