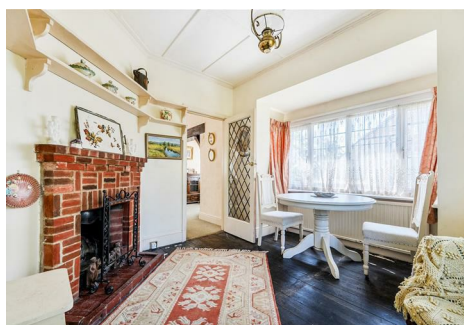




ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Salvington Hill, Worthing, BN13 3BB

Asking Price £550,000

Set within a generous plot on sought-after Salvington Hill, this delightful detached character home offers a rare opportunity to create something truly special. Requiring modernisation, the property retains a wonderful sense of charm and presents superb scope for sympathetic improvement, reconfiguration or extension, subject to the necessary consents.

The accommodation extends to approximately 1,366 sq ft and includes an impressive reception room, separate dining room, kitchen, conservatory, bathroom and separate WC to the ground floor. Upstairs, there are two double bedrooms, useful eaves access and a further bathroom.

Outside, the substantial mature garden is a standout feature, offering an attractive and established setting with excellent space for family life, outdoor entertaining or future landscaping. A large garage, adjoining store and driveway further enhance the practicality of the home. Positioned in one of Worthing's most desirable elevated locations, this is a truly exciting opportunity.



Council Tax Band: E

- Delightful detached character home
- Substantial mature garden plot
- Scope to extend, subject to planning
- Two generous double bedrooms
- Large garage and adjoining store

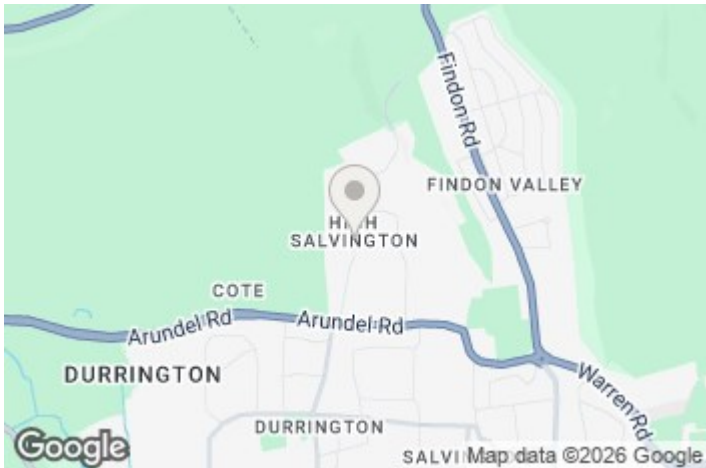
- Sought-after Salvington Hill address
- Excellent modernisation opportunity
- Impressive reception and dining rooms
- Conservatory overlooking the garden
- Rare opportunity in desirable location



Salvington Hill is one of Worthing’s most desirable residential settings, positioned within the sought-after Salvington area and known for its elevated feel, attractive homes and leafy surroundings. The location offers a peaceful suburban environment while remaining conveniently placed for local shops, schools, bus routes and everyday amenities.

Nearby Findon Valley and Broadwater provide further shopping facilities, cafés and services, while Worthing town centre is within easy reach, offering a wider choice of restaurants, leisure facilities, theatres and the seafront promenade. The area is also well placed for access towards the A27, making it practical for travel along the south coast.

For those who enjoy the outdoors, Salvington is close to the South Downs National Park, Cissbury Ring and beautiful countryside walks, while the coast remains easily accessible. This combination of space, tranquillity, convenience and natural surroundings makes Salvington Hill a consistently sought-after place to live.



EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Salvington Hill, Worthing, BN13

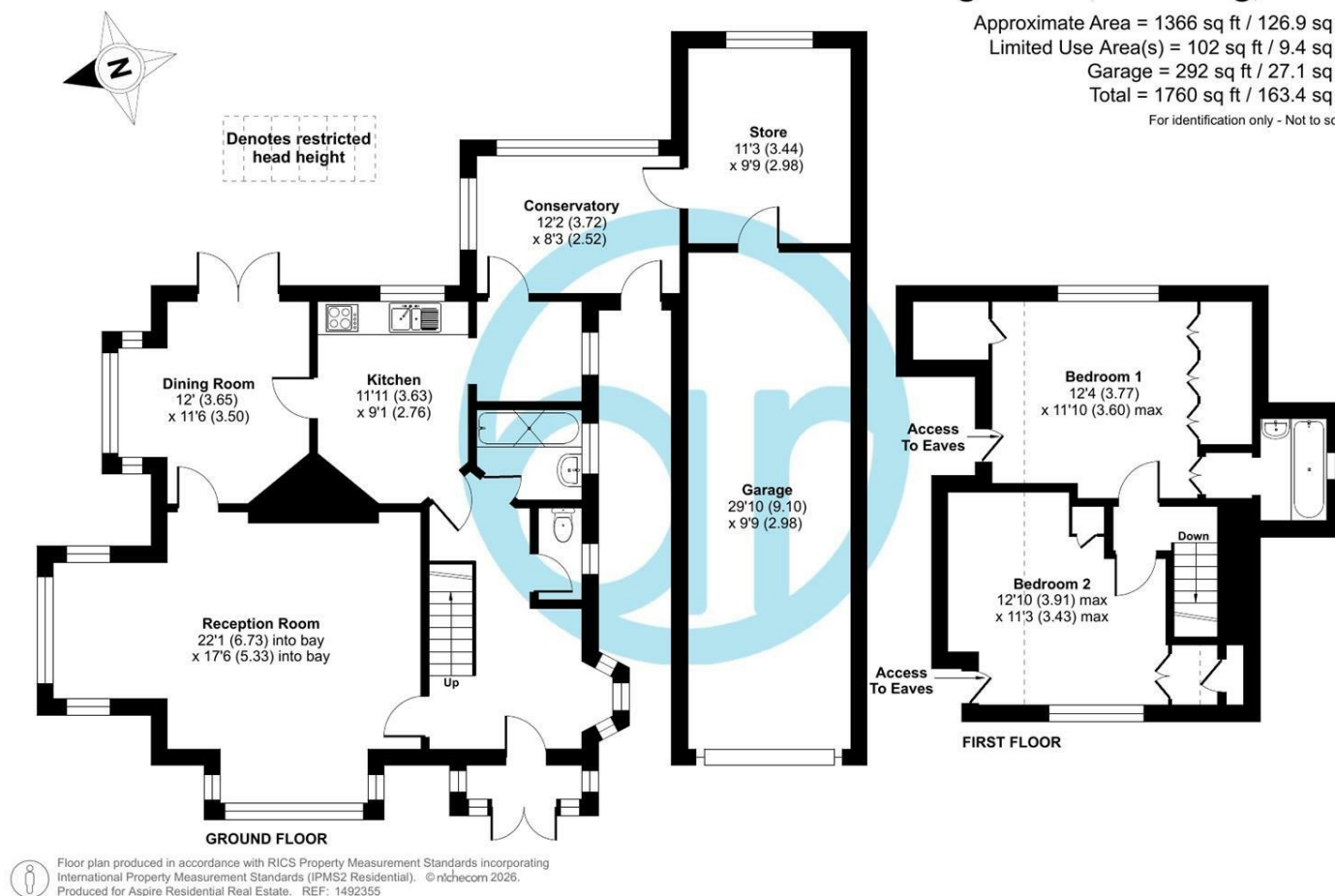
Approximate Area = 1366 sq ft / 126.9 sq m

Limited Use Area(s) = 102 sq ft / 9.4 sq m

Garage = 292 sq ft / 27.1 sq m

Total = 1760 sq ft / 163.4 sq m

For identification only - Not to scale



Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.