



**Uplands Avenue, High Salvington, Worthing BN13 3AA**

Offers Over **£495,000**



**Property Type:** Detached Bungalow

**Bedrooms:** 4

**Bathrooms:** 2

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** E

- Detached Chalet Bungalow
- Four Bedrooms
- Bathroom & En-Suite
- Lounge/Dining Area
- Good Sized Rear Garden
- Kitchen & Utility Area
- Garage
- Off Road Parking
- Spacious & Versatile
- Heated Swimming Pool

A four bedroom detached chalet bungalow offering exceptionally versatile accommodation, situated in the highly sought-after area of High Salvington. Arranged over two floors, this spacious home provides a flexible layout that can be adapted to suit a variety of lifestyles, with three bedrooms on the ground floor and a generous principal bedroom with en-suite on the first floor. Further highlights include a bright open-plan lounge/dining room, fitted kitchen, family bathroom and good sized rear garden with a heated swimming pool. The property also benefits from a private driveway and garage.





## INTERNAL

The property is approached via a welcoming entrance hall, creating an immediate sense of space and providing access to the generous and versatile accommodation throughout. The layout has been thoughtfully arranged to offer excellent flexibility, allowing the various rooms to be used and configured according to individual requirements.

The open-plan lounge and dining area forms an impressive central living space, enjoying a bright and airy atmosphere with plenty of room for comfortable seating and a dining arrangement. Views overlooking the rear garden provide an attractive outlook, whilst sliding doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces. The kitchen offers a good range of fitted units, providing useful storage and worktop space alongside room for appliances. A separate utility room provides valuable additional practicality and space for household appliances.

The ground floor provides three bedrooms, each offering excellent flexibility. Depending on individual requirements, these rooms could comfortably accommodate family members and guests, whilst also providing the option for a dedicated home office, hobby room, dressing room or additional reception space. This adaptable arrangement makes the property particularly appealing to those looking for a home that can evolve with their needs. A family bathroom completes the ground-floor accommodation.

Ascending to the first floor, you will find the generous principal bedroom, providing a private and peaceful retreat away from the main living accommodation. The bedroom benefits from its own en-suite shower room, creating a comfortable and self-contained principal suite.

## EXTERNAL

Outside, the property continues to impress with a good-sized rear garden, providing a wonderful setting for relaxing, entertaining and enjoying the warmer months. The garden is complemented by established shrub borders and mature planting, creating an attractive and private backdrop to the home. A particular highlight is the heated swimming pool, offering a fantastic leisure facility.

To the front, a private driveway provides convenient off-road parking and leads to the garage, which offers useful additional storage and practical space. The front garden is attractively planted with a variety of established shrubs and colourful flowers, creating a welcoming approach and enhancing the property's kerb appeal.

## SITUATED

This 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.





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 76                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 54      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.