



8 Heather Lane, High Salvington, Worthing, BN13 3BU
Guide Price £875,000

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Situated in a prime position overlooking Worthing with views to the coast yet within reach of downland walks. This substantial detached family house in a most fantastic setting surrounded by mature pine trees with an in and out driveway giving access to the front of the house via beautiful mature gardens. The accommodation includes as follows. On the ground floor...Lounge/Diner, conservatory, kitchen/breakfast room, utility room and garden room, two ground floor WCs, study and two double bedrooms. On the first floor there is a master bedroom with toilet facilities and a loft room which could easily be converted to make a large additional bedroom subject to the usual consents. The mature gardens are a real feature of the property with various lawns (previously used for croquet and badminton), seating and secluded areas. There is also a bomb shelter. The property has a both a single and double garage. Viewing is highly recommended.

- Substantial Detached Family House
- Good Sized Accommodation
- Beautiful Gardens To Three Sides
- In and Out Driveway, Double & Single Garage
- Three / Four Bedrooms
- Study/ Garden Room / Conservatory
- Lounge / Diner & Kitchen / Breakfast Room
- Viewing Highly Recommended



Entrance

Part glazed stable door,

Garden Room

4.22m max narr to 2.82m (13'10 max narr to 9'3)
L shaped with tiled flooring, space used for tall standing fridge freezer, double glazed window, part glazed door to rear garden and patio, part glazed door to kitchen/breakfast:

Ground Floor WC 1

Low level flush WC, double glazed window, wall mounted wash hand basin.

Kitchen/Breakfast room

4.06m x 3.12m (13'4 x 10'3)
Excellent range of worktop surfaces with cupboards and drawers under incorporating a inset one and a half bowl sink unit and five ring gas hob with extractor above, free standing dishwasher and space used for fridge freezer, split level oven and built in microwave and range of matching wall cupboards, double glazed window overlooking the rear garden (double aspect) , radiator, door to:

Inner Hall

Door and staircase to first floor, radiator, part glazed door to conservatory.

Lounge/Diner

7.44m x 3.99m narr to 3.18m (24'5 x 13'1 narr to 10'5)
Feature fireplace and surround, triple aspect double glazed windows overlooking the gardens to the front, three radiators, levelled ceiling, meter cupboard with light.

Study

2.13m x 1.78m (7 x 5'10)
Radiator, double glazed window to the rear overlooking the garden.

Bedroom 2

4.32m x 3.35m (14'2 x 11'0)
South and West glazed windows (dual aspect), Range of fitted wardrobes with cupboards above, levelled ceiling, radiator. South facing.

Bedroom 3

4.27m x 3.35m (14'0 x 11'0)
North and West glazed windows (dual aspect , radiator. Door to bathroom.

Family Bathroom

Original stand alone bath with shower attachments, step in fully tiled shower cubicle, wash hand basin with cupboard under and mirrored cupboard over, tiled flooring, two double glazed windows, levelled ceiling with inset lighting and speakers,. Door to:

Utility room

Single drainer sink unit with cupboards under, space used for washing machine and tumble dryer, wall mounted gas fired boiler, double glazed window, tiled flooring.

Ground Floor Cloakroom 2

Low level flush WC, wash hand basin, double glazed window, tiled flooring.

Conservatory

5.23m narr to 2.03m x 2.84m (17'2 narr to 6'8 x 9'4)
Originally the front door to the house and now a conservatory with double glazed windows and door to side, French doors opening to decked balcony and steps to garden.
This room overlooks the front gardens.

First Floor

Staircase originally directly to bedroom 1 but now via a loft room.

Loft Room

6.27m x 3.38m (20'7 x 11'1)
Eaves storage cupboards, wood panelled ceiling, door to:

Bedroom 1/ En suite WC

5.51m x 3.68m (18'1 x 12'1)
Double glazed with south facing views, radiator, storage cupboards.
Separate area with low level flush WC and wash hand basin.

Gardens

The gardens are a real feature of the property featuring several SOUTH FACING lawn areas (previously used for croquet and badminton) with mature flower and shrub borders, hedging and orchard area. This beautiful setting has many attractive pine trees, summer house, storage shed and access to rear garden. There is a lovely terrace with secluded seating area, various pathways and access to driveway. It also features a BOMB SHELTER which has been cleared and used as a wine cellar.

The rear garden is again very secluded and mainly laid to lawn with raised borders and patio area with access to the house.

Private Driveway

In and out driveway with off road parking and access to:

Double Garage

5.41m x 4.90m (17'9 x 16'1)
Power and light and two remote controlled doors.

Single Garage

4.70m x 2.24m (15'5 x 7'4)
Remote controlled door, power and light.

Council Band E



GROUND FLOOR
 1390 sq.ft. (129.2 sq.m.) approx.

1ST FLOOR
 465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1855 sq.ft. (172.3 sq.m.) approx.

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		73
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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