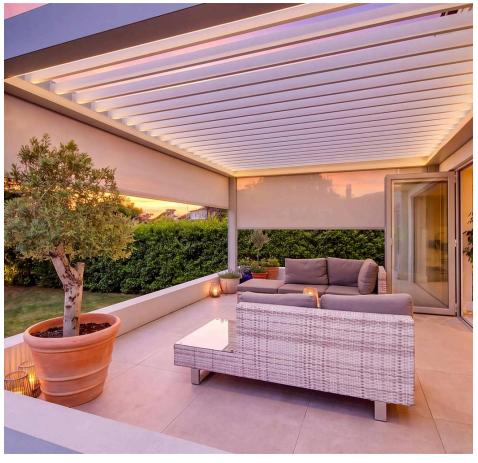


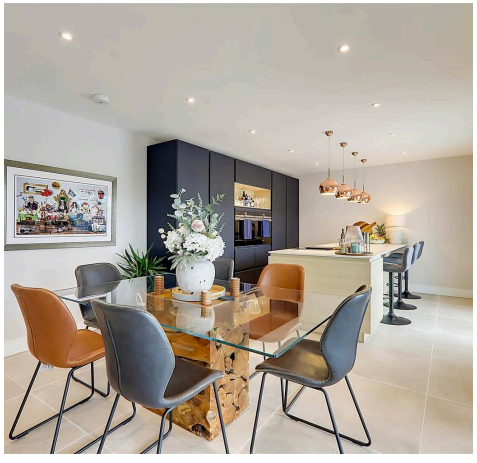
bacon and company
Estate and letting agents

93 Hayling Rise, Worthing - BN13 3AQ

£895,000









93 Hayling Rise

Worthing

Stunning contemporary four bedroom three bathroom detached chalet residence with panoramic views in this favoured residential area of High Salvington. Designed with a vast amount of glass and finished with a contemporary yet homely and lovely feel of well being. Internal viewing is a must. Briefly the accommodation comprises of a stunning living area with with bi-folds bringing you to a substantial terrace with outside living space having a rain sensitive pergola and remote controlled blinds. Luxury appointed kitchen with 'Siemans' appliances. Three luxury bathrooms supplement the four double bedrooms. Underfloor heating throughout featuring Porcenelosa tiled floor to the main living area. Externally there is a south westerly rear garden , front garden with resin driveway to attached garage with electronic door.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Luxury Property
- Underfloor Heating
- Four Bedrooms
- Panoramic Views
- Three Bathrooms
- Outside Living
- Stunning Terrace
- West Rear Garden

Entrance Hallway
Tiled floor with underfloor heating. Double built in cloaks cupboard. Feature glass and oak staircase.

Living Room/Kitchen
Dimensions: 9.65m x 5.18m max (31'8 x 17' max). The rear open reception room is stunning with defined areas for lounging with dining area morphing into the kitchen area. The kitchen area is beautifully appointed and features a peninsula Casastine quartz concrete work area which incorporates a breakfast bar area and sink with 'Quooker' tap with filtered and carbonated water. Range of tall and base units. Fitted 'Siemens' appliances with twin ovens, induction hob with downdraft extractor. Integrated tall fridge freezer and dishwasher. The living area boasts a remote controlled fireplace with bespoke units. Tiled floor throughout with underfloor heating. Double glazed French doors and bi-fold doors lead out to the terrace.

Terrace Area
Distant sea views. Running the full width. 'Porcenelosa' tiled floor. Featuring a rain sensitive pergola and remote controlled blinds which can create either a open or enclosed space to relax, chill and dine. Steps down to garden.

Bedroom Two
Dimensions: 5.99m max x 3.35m (19'8 max x 11'). Double aspect with double glazed windows. Underfloor heating.

En-suite Shower Room/wc
Fully tiled. Step in shower with glazed screen. Chrome shower unit. Enclosed close coupled wc. Vanity unit with wash hand basin. Chrome heated towel rail. Underfloor heating.

Bedroom Four / Dining Room
Dimensions: 4.27m x 3.35m (14' x 11'). Double glazed window. Underfloor heating.

Luxury Bathroom/wc
Fully tiled walls and tiled floor with underfloor heating. Bath with mixer tap and independent chrome shower over. Enclosed close coupled wc. Large vanity unit with wash hand basin having storage drawers under. Chrome heated towel rail. Double glazed window.



First Floor Landing
'Velux' window. Large double utility shelved cupboard with space and plumbing for washing machine.

Stunning Main Bedroom
Dimensions: 7.24m x 5.38m max (23'9 x 17'8 max). Featuring a pitched floor to ceiling double glazed window having panoramic distant sea views. Remote controlled blinds. Double glazed window. Three 'Velux' windows. Range of bespoke fitted wardrobes and complimentary draw units. Underfloor heating. Door leading to:

Luxury En-suite
Fully tiled walls and tiled floor with underfloor heating. Walk in double shower with large overhead chrome shower with hand held unit. Glazed shower screen. Vanity unit with drawers under. 'Velux' window. Vertical chrome heated towel rail.

Bedroom 3
Dimensions: 4.27m,'0.91m x 2.95m (14,'3 x 9'8). Two 'Velux' double glazed window. Under floor heating. Door to:

Storage Room
Dimensions: 2.62m x 2.29m (8'7 x 7'6). 'Velux' double glazed window. Hot water tank.

Required Information
Draft version: 1 Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

Agent Note
Under the estate agents act 1979 section 22 we advise you that there is a connection on this property between the vendor and Bacon and Company estate agents.



FRONT GARDEN

Laid to lawn with mature flower borders with bushes. Side wooden gate leading to rear garden.

GARDEN

Substantial terrace with distant sea views. to lawn. Outside tap. External storage by way of two brick built stores.

DRIVEWAY

3 Parking Spaces

GARAGE

Single Garage

Power and light. Electric garage door. Personal door from garden.

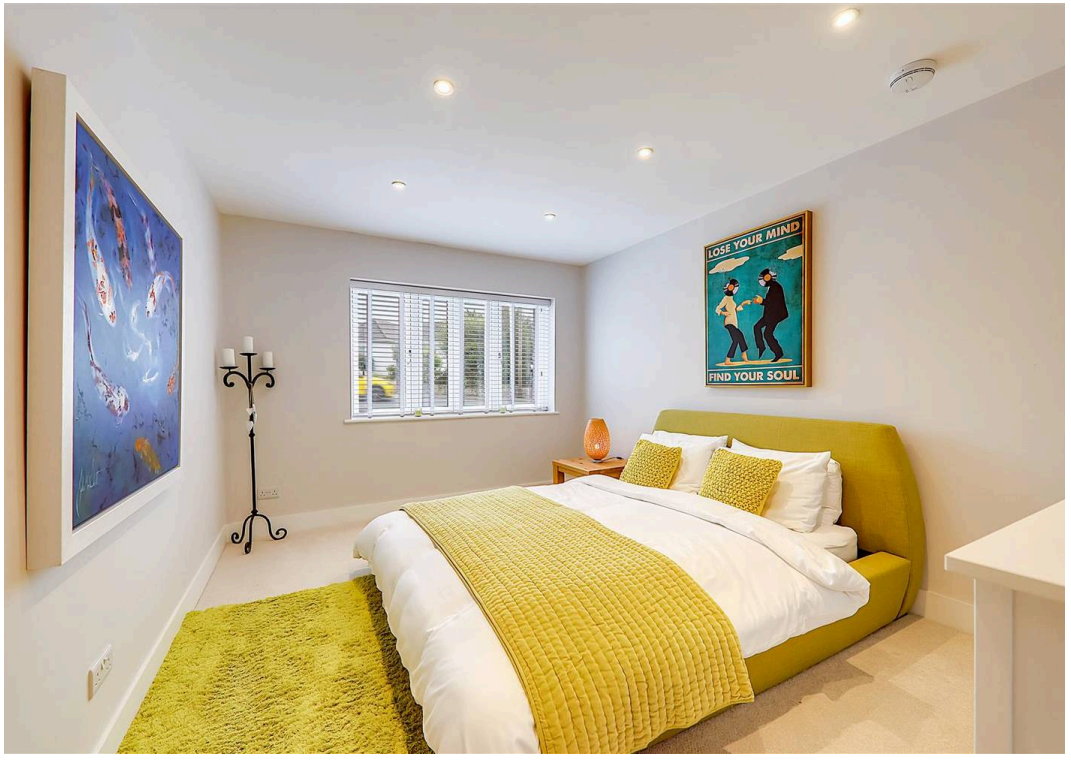











LOSE YOUR MIND
FIND YOUR SOUL



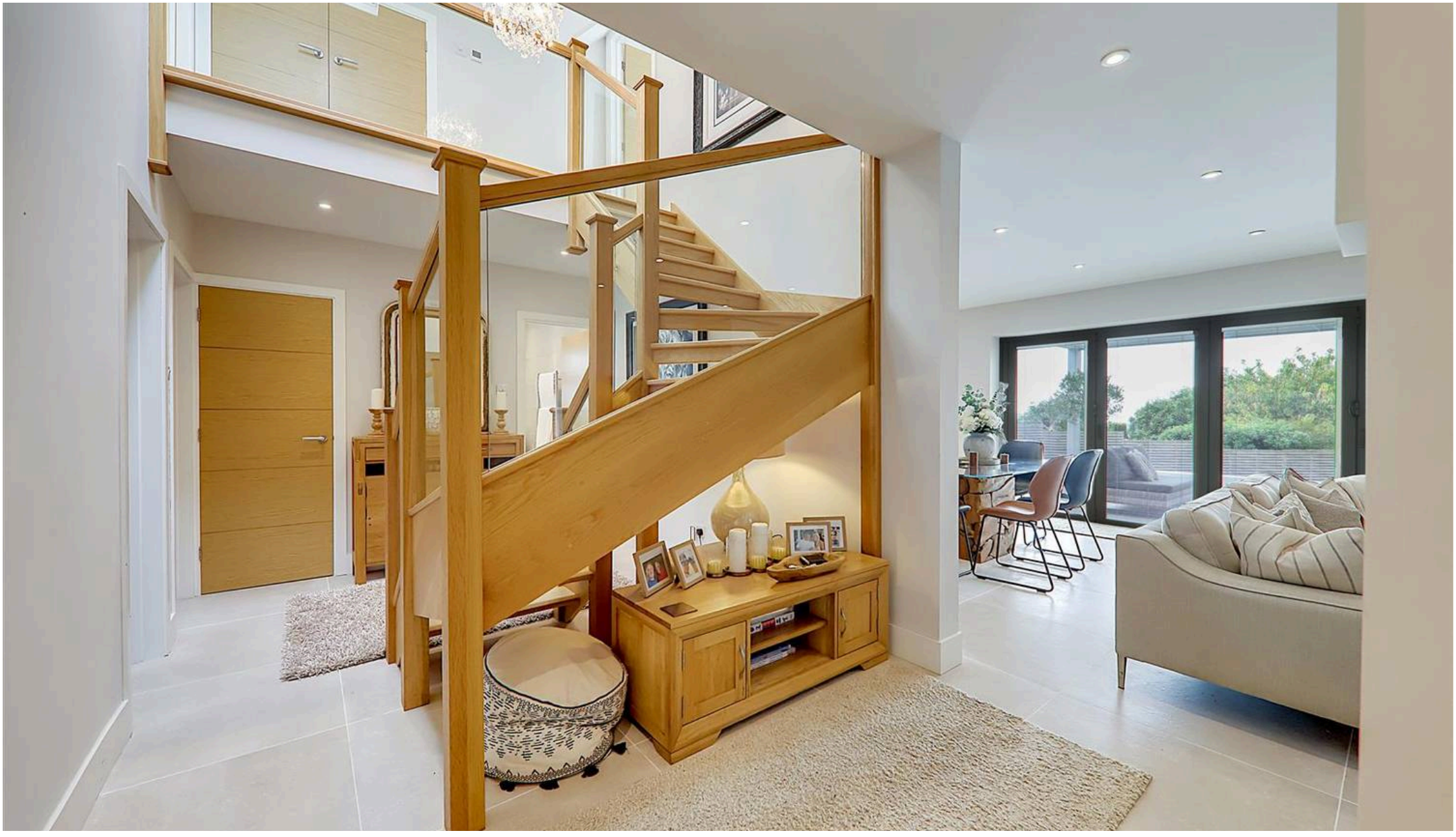
GROUND FLOOR

1ST FLOOR



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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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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. These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.