



4



3



3



C





## Key Features

- Beautifully presented and substantially improved family home
- Four double bedrooms plus study/occasional fifth bedroom
- Two en-suite shower rooms and additional family shower room
- Recently re-fitted modern kitchen
- Bright pitched roof sunroom with garden access
- South-facing lounge with bespoke bay seating
- South-facing terrace and balcony with distant sea views
- Landscaped rear garden with studio and covered BBQ area
- Off-road parking for multiple vehicles and new roof in 2024
- Council Tax Band F | EPC Rating C

We are delighted to offer this beautifully presented and substantially improved four/five bedroom family home, offering spacious and versatile accommodation throughout. The property benefits from a recently re-fitted kitchen, a stunning pitched roof sunroom, three bathrooms including two en-suites, and a south-facing lounge with bespoke features. Externally, there is a landscaped rear garden with a timber studio, a south-facing terrace and balcony enjoying distant sea views, along with elevated southerly rooftop views. Further benefits include off-road parking for multiple vehicles. The property is in fantastic condition throughout, including a new roof installed in 2024, and is ideally suited to modern family living. The home is situated in the highly sought-after High Salvington area, close to the South Downs, local amenities and within the Vale School catchment.

The heart of the home is the recently re-fitted kitchen, finished to a high standard and perfectly complemented by a bright and versatile pitched roof sunroom. This additional space features double glazed windows and double opening doors leading directly onto the garden, creating an ideal setting for dining, relaxing or entertaining. A sliding door within the sunroom provides access to a useful utility cupboard with space and plumbing for a washing machine.

The main lounge is a particularly impressive room, enjoying a south-facing aspect that floods the space with natural light. A unique semi-circular bay with bespoke handmade bench seating provides a striking focal point and enhances the sociable feel of the room.

The accommodation is generous and flexible, comprising four double bedrooms, two of which benefit from en-suite facilities, along with a study or occasional fifth bedroom. In addition, there is a well-appointed ground floor shower room, bringing the total to three bathrooms.

Outside, the property continues to impress. The rear garden has been thoughtfully landscaped, offering a combination of lawn and artificial grass, two patio seating areas, and a covered barbecue area, ideal for entertaining. There is also outside power, timber-built storage sheds, and a versatile timber studio with power and lighting, perfect for those working from home.

Further benefits include a south-facing terrace and balcony, offering attractive rooftop views across Worthing and distant views of the sea. To the front, there is an attractive landscaped garden and off-road parking for multiple vehicles. A new roof was installed in 2024, including all flat roofs, providing peace of mind, and air-conditioning is fitted throughout the main rooms for year-round comfort.

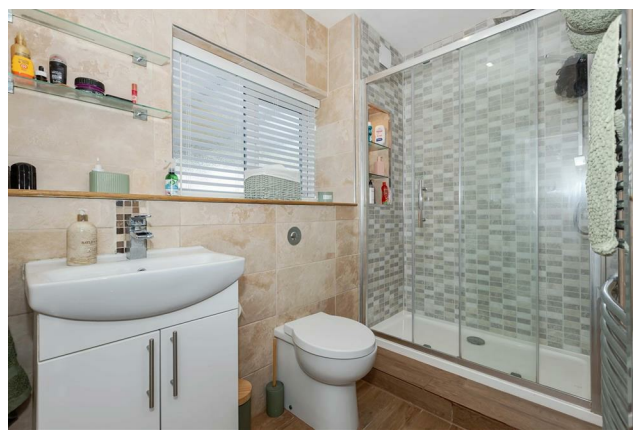
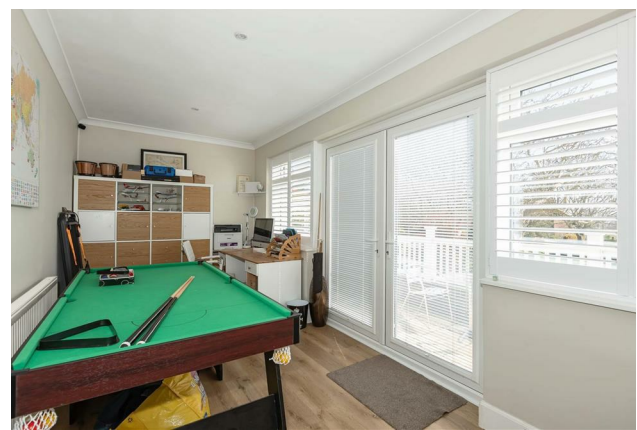
The property is located in the highly sought-after High Salvington area, close to the South Downs, local shopping amenities and within the Vale First and Middle School catchment area.



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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co



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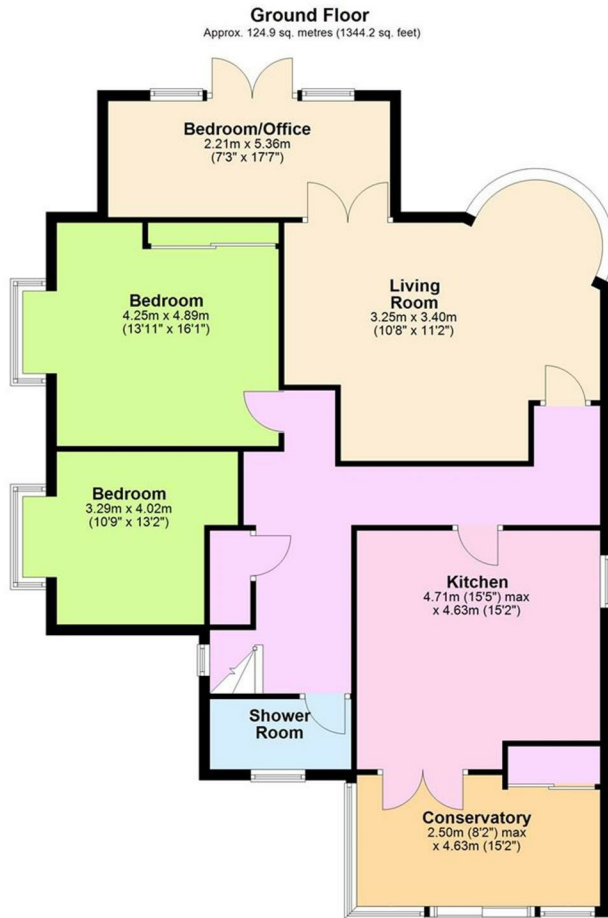


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Luff & Co

# Floor Plan Woodland Avenue



Total area: approx. 183.0 sq. metres (1969.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
	EU Directive 2002/91/EC			EU Directive 2002/91/EC	

Energy Efficiency: Current 71, Potential 76

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 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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30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

01903 331247 | info@robertluff.co.uk

Robert  
Luff & Co