



Chute Avenue, High Salvington, Worthing BN13 3DX

Guide Price **£650,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Substantial Detached House
- Four Bedrooms
- Spacious Living Room
- Kitchen & Breakfast Room
- Modernization Required
- Dining Room
- Bathroom & Two WC
- Large 0.29 Acre Plot
- Chain Free
- Favoured High Salvington Location

A substantial four-bedroom detached home occupying an impressive 0.29-acre plot in the highly sought-after High Salvington area, offering generous accommodation and excellent potential for modernisation and transformation. Chain free and enjoying a wonderful west-facing rear garden, the property provides two reception rooms, kitchen/breakfast room, four bedrooms, bathroom and two WCs. Further benefits include a private driveway, single garage and useful workshop/storage area, making this an exciting opportunity to create a superb bespoke family home.





INTERNAL

The property is approached via a welcoming entrance hall, which immediately gives a sense of the generous proportions throughout. The hall provides access to the principal ground-floor accommodation, with useful under-stairs storage and a convenient WC.

To the rear of the property, the dual-aspect living room is a particularly attractive reception space, enjoying a southerly and westerly aspect with pleasant views across the gardens. A door provides direct access outside, creating a natural connection between the house and the impressive garden beyond. This south side area could potentially be extended out into the plot subject to necessary consents.

The separate dining room is positioned towards the front of the property and provides a dedicated space for family meals and entertaining. The spacious kitchen offers a range of fitted units, work surfaces and space for appliances, together with a useful larder cupboard. From the kitchen, the accommodation opens into the breakfast room, which enjoys lovely views over the west-facing rear garden.

The existing arrangement offers considerable scope for reconfiguration, with the kitchen and breakfast room providing an excellent opportunity to create a more contemporary open-plan kitchen, dining and family living space, subject to any necessary consents. There is also access to a useful workshop/storage area and onwards to the garage.

Stairs rise to the first floor, where there are four bedrooms. The principal bedroom is a double with a desirable dual southerly and westerly aspect, together with distant sea views. Two further bedrooms are also good-sized doubles, enjoying views towards either the front or rear gardens, while the fourth bedroom provides a useful additional room suitable for a child, guest or home office. The first floor is completed by a family bathroom, currently requiring modernisation, together with a separate WC.

The property presents a fantastic opportunity for those looking to create a home tailored to their own requirements, with the generous accommodation, excellent proportions and substantial plot providing an exciting canvas for modernisation and improvement.

EXTERNAL

Occupying an impressive 0.29-acre plot, the outside space is undoubtedly one of the property's most appealing features. To the front, a private driveway provides generous off-road parking and leads to the single garage, while an adjoining workshop/storage area offers valuable additional space with access from both the front and rear. The front garden with established shrubbery, creating a pleasant approach to the property. A pathway gently leads through the front garden and beneath a charming rose arch, creating a particularly attractive entrance before arriving at the front door.

The expansive west-facing rear garden provides a wonderful setting for outdoor living, entertaining and relaxation. Predominantly surrounded by established trees, shrubs and mature planting, the garden offers an abundance of greenery and a lovely sense of privacy.

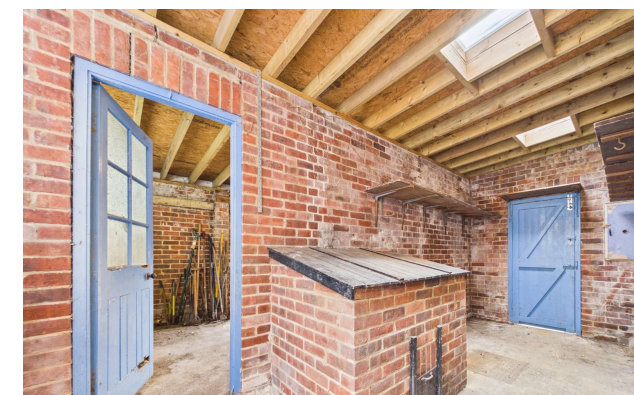
The substantial plot provides considerable scope for landscaping and further enhancement, with plenty of space for lawns, seating areas, planting and family recreation. The westerly aspect is particularly appealing, allowing the garden to enjoy afternoon and evening sunshine.

SITUATED

Chute Avenue is situated in the popular High Salvington area, enjoying an elevated position within a well-established residential setting. The area is particularly appealing for those seeking easy access to the South Downs, with numerous opportunities for walking, cycling and enjoying the surrounding countryside.

High Salvington is known for its historical windmill and the popular 'Refreshment Rooms,' which offers good coffee, a micro bar, and a convenience store, while Worthing town centre, approximately three miles away, offers an extensive range of shopping, restaurants, cafés, leisure facilities and entertainment. The property also provides convenient access to the A27 and wider road network, with Goring-by-Sea and Durrington-on-Sea railway stations within easy reach.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Whilst we endeavour to make out 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.