



6, Maple Close, Worthing, West Sussex BN13 3DR

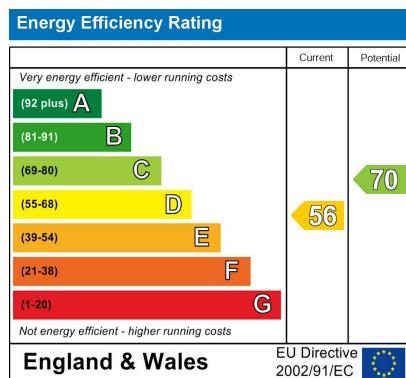


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Price Guide £650,000 Freehold



- SWIMMING POOL (CAN BE FILLED IN AT SELLERS COST)
- DESIRABLE LOCATION - EASY ACCESS TO THE SOUTH DOWNS
- SOUTH FACING GARDEN
- WELL PRESENTED
- KITCHEN/BREAKFAST ROOM
- LARGE DOUBLE GARAGE AND OFF ROAD PARKING



Accommodation

Entrance hallway * Two reception rooms * Kitchen/breakfast room * Stairs to first floor * Landing * Principal bedroom with en-suite * Two further bedrooms * Family bathroom * Double garage and off road parking * Front and rear garden * Swimming pool * EPC rating D *

Directions

What3words:///empire.massaging.greed

The Property

The property is entered via a welcoming front porch, which leads through to the main entrance hallway providing access to the principal ground floor rooms. To the left of the hallway, a study offers an ideal space for home working or could equally serve as an additional bedroom if required. Built-in storage is positioned at the far end of the room, adding practicality. To the right-hand side, a generous dual-aspect ground floor double bedroom enjoys excellent natural light and also benefits from built-in storage. Further along the hallway sits a designated dining area, though this flexible space could also be utilised as an additional bedroom should the need arise. The ground floor bathroom is well appointed and comprises a corner bath, separate shower cubicle, WC and wash hand basin, comfortably serving the downstairs accommodation. Located at the rear of the property, the sitting room is a particularly appealing space, enjoying a south-westerly aspect with double-aspect windows allowing natural light to flood the room. A gas fireplace provides an attractive focal point, while sliding doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor spaces. The kitchen, which overlooks the garden, is fitted with granite work surfaces, a gas hob, double oven, and a range of eye-level and base units comprising cupboards and drawers. There is also space for freestanding under-counter appliances, and a door leading directly to the garden adds further convenience. Stairs rising from the hallway lead to the first floor, where the principal bedroom can be found. This comfortable room benefits from built-in storage, access to eaves storage, and is served by a private en-suite shower room.

Outside

The property sits within a well-established south-facing wrap-around garden, offering a wonderful outdoor environment with excellent privacy and plenty of space to enjoy throughout the day. A paved pathway leads through the garden to a heated swimming pool, which presents an excellent leisure feature for the warmer months. For those who may prefer additional garden space, the current owners have indicated that the pool could be filled in at the sellers cost. Access to the double garage can also be gained from the garden. The garage benefits from an electric up-and-over door, providing secure parking as well as useful storage space. To the front of the property, the large driveway offers ample off-road parking for several vehicles.



Situation

High Salvington is a small village in West Sussex, England, located on the slopes of the South Downs. The village is known for its beautiful countryside, which attracts visitors throughout the year. Surrounded by farmland and woodland, it is a popular spot for outdoor activities such as walking, cycling, and horse riding. One of the village's main landmarks is St Mary's Church, High Salvington, a historic church dating back to the 12th century. It is a Grade I listed building known for its impressive architecture and stained-glass windows, and it still holds regular services for the community. Another notable site is High Salvington Windmill, built in the 18th century. Today, it operates as a museum where visitors can learn about the village's history and the role of windmills in the past. Overall, High Salvington is a quiet and scenic village offering a peaceful escape from city life. It has a close-knit community, hosts local events throughout the year, and supports small businesses such as a post office, a convenience shop, and a traditional pub.

Sporting and Recreation

High Salvington and the wider Worthing area in West Sussex provide a range of sport and recreation facilities that serve both local residents and the surrounding communities. These include leisure centres, sports clubs, and open recreation grounds that support activities such as football, tennis, athletics, fitness training, and informal outdoor recreation. There are also theatres and cinemas nearby.

Services

All mains services are connected.

Council Tax

Council Tax Band E. Please contact Adur and Worthing District Council.

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Viewing

Viewing strictly by appointment through GL & Co. 01903 742354 or email: enquiries@glproperty.co.uk

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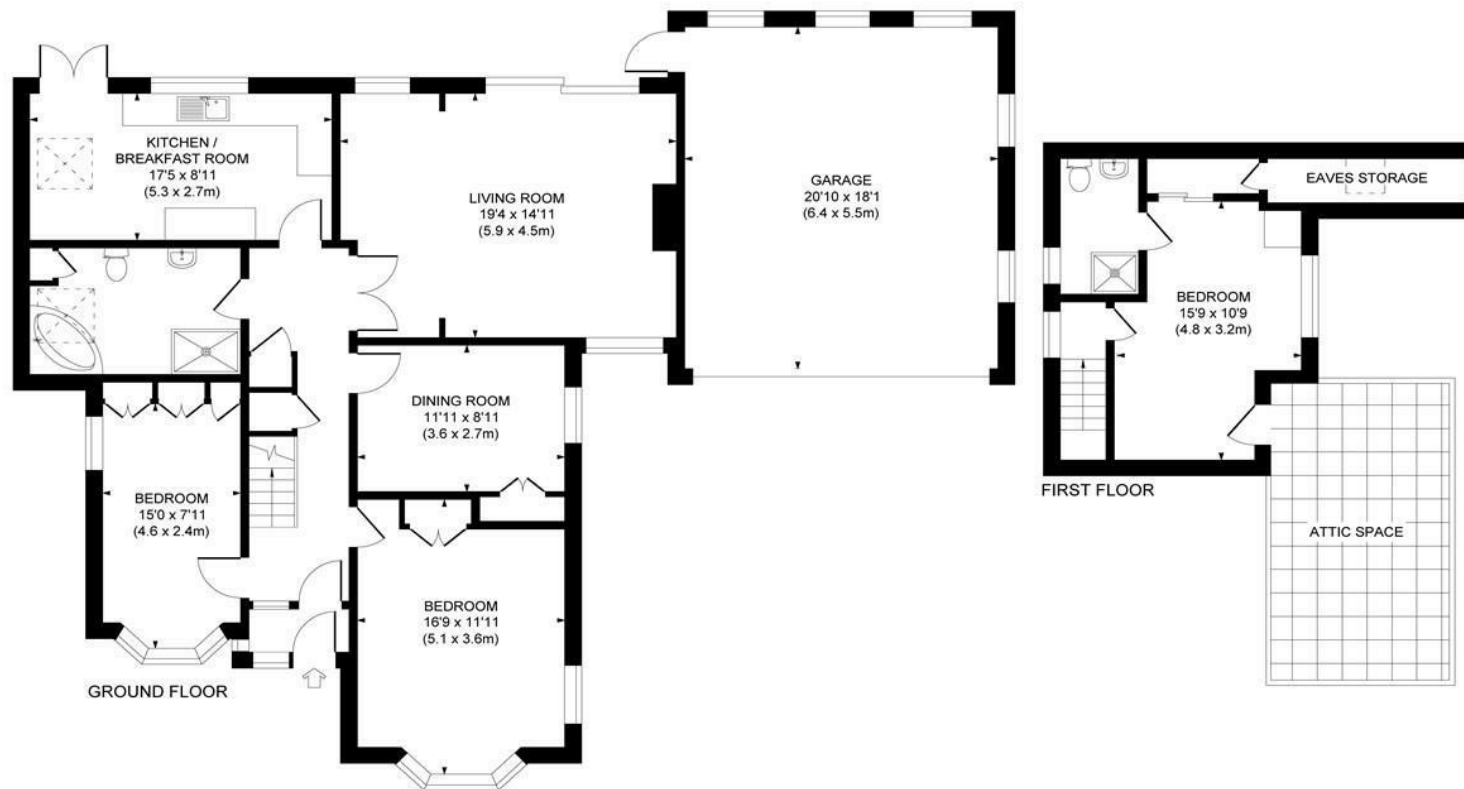
Approximate Gross Internal Area

Ground Floor 1,145 sq. ft / 106.38 sq. m

First Floor 233 sq. ft / 21.64 sq. m

Garage 376 sq. ft / 34.98 sq. m

Total 1,754 sq. ft / 163.00 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements