



Hayling Rise, High Salvington, Worthing BN13 3AQ

Guide Price **£625,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 2

Tenure: Freehold

Council Tax Band: E

- Spacious Detached Bungalow
- Two Double Bedrooms
- Large Lounge/Diner
- Study/Bedroom
- Fitted Kitchen
- Well Presented
- Bathroom & WC
- South & West Facing Gardens
- Double Garage & Single Garage
- Off Road Parking



A beautifully presented and spacious detached bungalow in sought-after High Salvington, set on a private corner plot with stunning south and west facing gardens. Features include a generous 22ft lounge/diner, modern kitchen with courtyard access, flexible reception room, two double bedrooms, modern bathroom and separate WC. Ample parking, single garage, double garage/workshop, and mature landscaped gardens complete this exceptional home.



INTERNAL

A welcoming porch opens into a generous entrance hall with cloaks cupboard, airing cupboard, and access to the loft—complete with ladder, lighting, and housing the boiler. The impressive 22ft lounge/diner enjoys a large bay window framing views of the gardens and allowing an abundance of natural light through, a stylish feature fireplace with gas fire adds warmth and character, creating a perfect setting for both relaxation and entertaining.

The modern kitchen features French doors opening onto a charming courtyard, ideal for enjoying morning coffee. Well-appointed with a comprehensive range of units, the kitchen includes an inset induction hob, integrated dishwasher, water softener, and designated spaces for a fridge/freezer and washing machine.

A versatile additional reception room provides excellent flexibility—perfect as a formal dining room, home office, or occasional third bedroom. There are two well-proportioned double bedrooms, both with built-in wardrobes and delightful garden outlooks. The property also includes a contemporary bathroom with wash hand basin and a separate WC.

EXTERNAL

Occupying a generous and private corner plot, the bungalow is enclosed by mature hedging and walling. A block-paved driveway provides ample off-road parking and leads to both a single garage and a double garage, the latter currently utilized as a workshop. Additional features include CCTV and a garden shed.

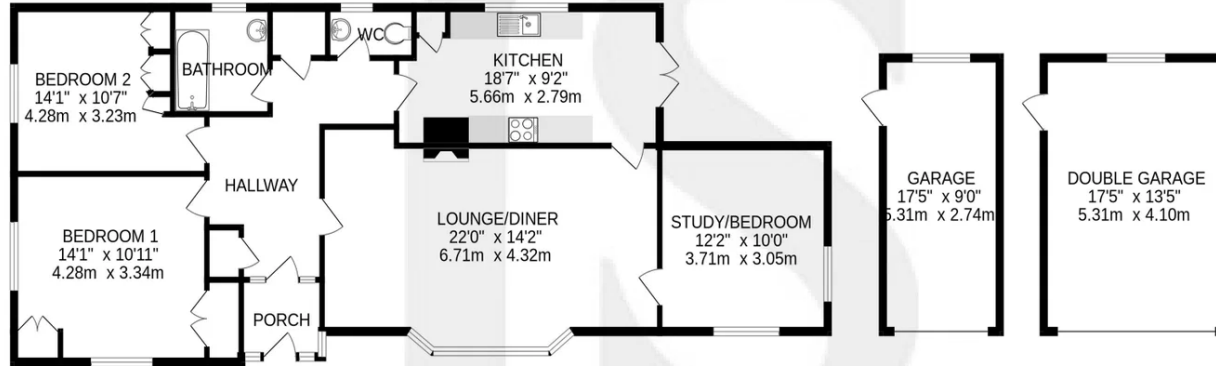
The mature south- and west-facing gardens are a standout feature, beautifully planted with a variety of shrubs and flowers with a small pond. A patio area offers the perfect spot to relax and enjoy the peaceful surroundings.

SITUATED

This charming property is located in the desirable area of High Salvington, within easy reach of the South Downs National Park. High Salvington is known for its historical windmill and the popular 'Refreshment Rooms,' which offers good coffee, a micro bar, and a convenience store. Worthing town centre and seafront are approximately 3 miles away, providing a variety of shops, restaurants, and leisure activities. The A24 and A27, situated at the foot of the hill, offer convenient access to the nearby towns of Horsham, Brighton, and Chichester. The area is well-served by schools of various denominations, including the highly regarded Vale First and Middle School.



GROUND FLOOR



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		82
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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