



Kinfauns, High Salvington, Worthing BN13 3BL

Guide Price **£750,000**



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 1

Tenure: Freehold

Council Tax Band: F

- Stunning Detached Bungalow
- Three Double Bedrooms
- Open Plan Living & Dining Room
- Contemporary Kitchen
- Luxury Bathroom & En-Suite
- Double Garage
- Off Road Parking
- Beautifully Presented
- 1/4 Acre Plot
- Close To Downland Walks

An exceptional three double bedroom detached bungalow, discreetly positioned within a peaceful High Salvington cul-de-sac, set within a plot exceeding a quarter of an acre. This outstanding home has been comprehensively refurbished to an exacting standard, showcasing refined design, premium finishes, and an uncompromising attention to detail throughout.





INTERNAL

Inviting entrance hall, laid with elegant herringbone flooring, creates an immediate sense of style and space, flowing seamlessly into the impressive dual-aspect open-plan living and dining area. Bathed in natural light, this beautifully curated space features a statement log burner for intimate evenings, while sliding doors invite the outside in. Bespoke pocket doors reveal a superbly appointed shaker-style kitchen, thoughtfully designed and finished with high-quality cabinetry and a full suite of integrated appliances, including double ovens, a five-ring gas hob, fridge/freezer, and dishwasher.

The property offers three generously proportioned double bedrooms, each enjoying tranquil views across the surrounding gardens and greenery. The principal suite is a true sanctuary, complete with a luxurious en-suite shower room, finished to a high specification. Bedroom three benefits from French doors opening directly onto the garden, enhancing the connection to the outdoors. A sumptuous family bathroom is beautifully styled, featuring an inset bath, WC, and wash basin set within bespoke vanity units.

EXTERNAL

Occupying a secluded position at the end of this desirable cul-de-sac, the grounds envelop the property, creating a sense of privacy and exclusivity. A private driveway provides off-road parking and leads to an integrated double garage which has space and plumbing for utility appliances. The gardens are a particular highlight, with the rear offering a serene, woodland-inspired retreat rich in mature planting and potential for further bespoke landscaping. A west-facing side garden provides a perfect setting for outdoor entertaining, enjoying afternoon and evening sun.



SITUATED

In High Salvington which is within easy access of the South Downs National Park. High Salvington has a historical windmill and the local 'Refreshment Rooms' provides good coffee, a micro bar and a convenience store. Worthing town centre and seafront is approximately 3 miles in distance. The A24 and A27 which provide access to the towns of Horsham, Brighton and Chichester, are at the foot of the hill and the area is well served by schools of most denominations including the popular 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		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	