



West Way, High Salvington, Worthing BN13 3AX

Offers Over **£560,000**



Property Type: Detached Bungalow

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: E

- Spacious Detached Bungalow
- Two Double Bedrooms
- Beautifully Presented
- Open Plan Kitchen/Diner
- Living Room
- Contemporary Bathroom
- Impressive Entrance Hall
- Integral Garage
- Off Road Parking
- Exclusive High Salvington



Beautifully refurbished detached bungalow in desirable High Salvington, featuring a spacious entrance hall, living room with garden views, and a stunning contemporary kitchen/diner with bi-fold doors. Offers two double bedrooms with fitted wardrobes and a stylish bathroom. Benefits include a driveway, integral garage, rear garden and granted planning permission for further bedroom accommodation.



INTERNAL

A welcoming storm porch leads into a particularly spacious entrance hall, setting the tone for the quality throughout. The bright living room enjoys lovely views across the rear garden with access to the rear patio and opens seamlessly into the contemporary kitchen/diner — a stunning, light-filled space with sleek fitted units, plenty of workspace with inset butler sink, space for Range cooker and fridge/freezer and bi-folding doors that bring the outdoors in. There is ample room for both cooking and dining, creating a wonderful social hub.

Both double bedrooms are generously sized and feature fitted wardrobes with mirrored sliding doors, while the beautifully appointed bathroom includes a classic claw-foot bath with rainfall shower, WC, and wash basin.

EXTERNAL

The property benefits from a neat front lawn, pathway approach, and a block-paved driveway providing off-road parking and access to the integral garage. The rear garden is a peaceful retreat, mainly laid to lawn with mature shrubs, hedging, and multiple patio areas perfect for outdoor dining and relaxation.

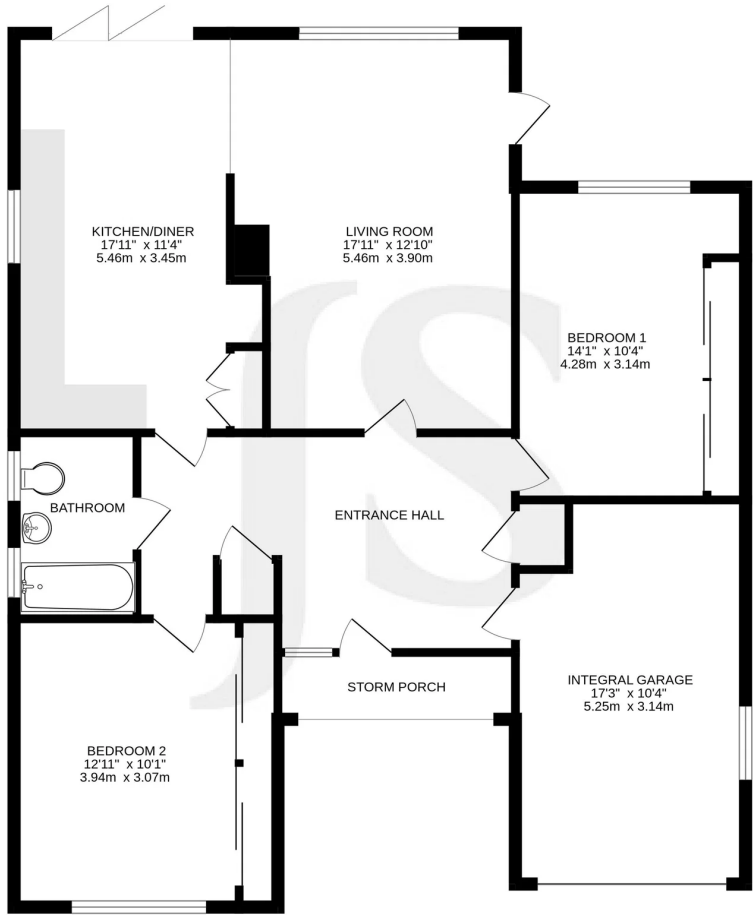
N.B. Planning permission has been granted to convert the garage into an additional double bedroom with an extra bedroom at the front, offering exciting potential to extend the home further.

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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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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC