



Elizabeth Mews, Woodland Avenue, High Salvington BN13 3FL

Offers Over **£625,000**



Property Type: Semi Detached House

Bedrooms: 4

Bathrooms: 4

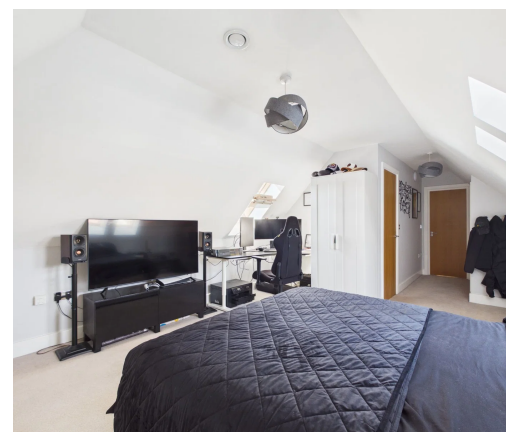
Receptions: 1

Tenure: Freehold

Council Tax Band: F

- Substantial Family House
- Four Bedrooms
- Modern Kitchen/Dining Room
- Three En-Suites & Bathroom
- South Facing Garden
- Spacious Living Room
- Beautifully Presented
- Set Over Three Floors
- Secure Gated Parking/Two Spaces with an EV Charger
- Superb Sea Views

A substantial and beautifully presented four-bedroom family home, built in 2012 and forming part of this attractive and exclusive gated development. Arranged over three spacious floors, the property offers stylish and versatile accommodation, including a superb modern kitchen/dining room, three en-suite bathrooms and wonderful sea views. Further complemented by a south-facing rear garden, secure gated parking for two vehicles and an EV charging point, this exceptional home enjoys a desirable position within Elizabeth Mews on Woodland Avenue, High Salvington.





INTERNAL - A welcoming entrance immediately sets the tone for this beautifully maintained home, with the accommodation thoughtfully arranged over three floors to provide an excellent balance of family living, entertaining and private bedroom space.

The ground floor centers around the impressive open-plan kitchen and dining room, creating a sociable and contemporary heart to the home. The kitchen is fitted with a stylish range of modern units, complemented by integrated appliances and generous preparation space, while there is room for a dining table and chairs. French doors open directly onto the rear garden, allowing natural light to flood the room and providing an appealing connection with the outside. With its desirable southerly aspect and elevated position, the garden also enjoys lovely views towards the sea, creating a wonderful backdrop for everyday living and summer entertaining. A useful cloakroom completes the ground floor. The first floor provides three well-proportioned bedrooms. Two benefit from their own modern en-suite facilities, providing an excellent level of privacy and convenience. A further bedroom enjoys a Juliet balcony, from which the stunning sea views can be fully appreciated. A separate family bathroom also serves this floor.

The second floor is home to a particularly impressive fourth bedroom. Generously proportioned and offering excellent flexibility, this spacious room is complemented by its own en-suite bathroom, making it ideal as a luxurious principal bedroom, guest suite or private teenage retreat.

EXTERNAL - Elizabeth Mews is a small and attractive gated development, providing a secure and peaceful setting for this superb family home. Remote-controlled gates provide access into the development and lead to the property's two allocated underground parking spaces, offering secure and convenient parking away from the road. One of the spaces is also equipped with an EV charging point, providing an excellent modern-day convenience.

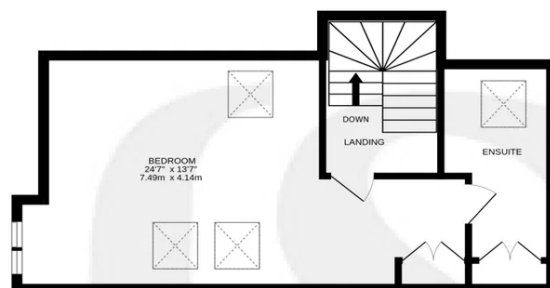
The front courtyard garden is predominantly paved and artificial grass, creating an attractive and low-maintenance approach to the property.

To the rear is a delightful south-facing garden, perfectly positioned to make the most of the sunshine and far-reaching sea views. Designed with ease of maintenance and outdoor enjoyment in mind, the garden features a paved seating area, artificial lawn and well-stocked borders planted with attractive shrubs and colourful flowers. A useful garden shed provides additional storage, while a gate at the rear gives convenient direct access onto Woodland Avenue.

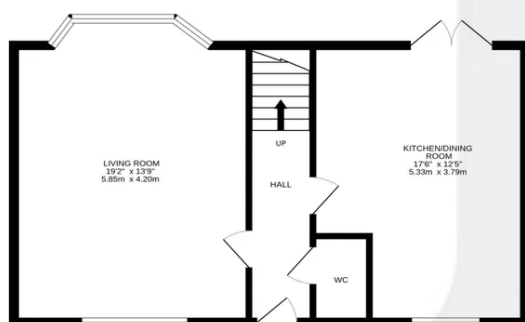
SITUATED -This charming property is located in the desirable area of High Salvington, within easy reach of the South Downs National Park. High Salvington is known for its historical windmill and the popular 'Refreshment Rooms,' which offers good coffee, a micro bar, and a convenience store. Worthing 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.



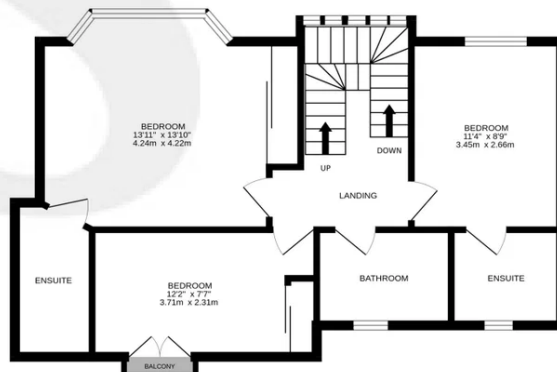
2ND FLOOR



GROUND FLOOR



1ST 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		
(69-80)	C	77	84
(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	