

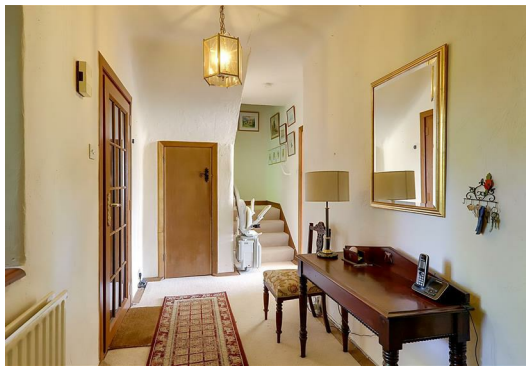


The Sheerings Honeysuckle lane, High Salvington,
Asking Price £750,000



Unique detached four bedroom house standing on a secluded plot situated in this delightful tree lined lane in the sought after location of High Salvington being adjacent to the South downs national park. The house has panoramic views across Worthing to the sea, enhanced by a first floor balcony. Briefly the accommodation comprises: Impressive entrance porch and hallway, ground floor cloakroom, three reception rooms, kitchen/breakfast room, utility room, first floor landing, four bedrooms, two bathrooms and further cloakroom/wc. Although benefitting from gas fired central heating and double glazing the house is now in need of updating. CHAIN FREE
Externally there is a private drive leading to a detached double width garage. The house stands on a mature secluded plot and features a delightful West facing rear garden.

- Detached House
- Four Bedrooms
- Substantial Plot
- Detached Double Garage
- Two Bathrooms
- Three Reception Rooms
- Chain Free
- High Salvington Location



Solid oak front door leading into :

Entrance porch

Tiled floor. Further glazed door into:

Entrance hall

Double glazed window. Radiator. Walk in understairs storage cupboard with window.

Lounge

5.49m into alcove x 5.18m (18' into alcove x 17')
Art deco style tiled fireplace with coal effect gas fire. Three radiators. Fitted storage cupboard. Double glazed windows and double glazed sliding patio doors leading out to West facing sun terrace. Glazed door from lounge through to:

Sitting room

6.25m x 2.82m ' (20'6 x 9'3 ')
Double aspect with double glazed windows. radiator. There is a glass partition at one end providing a study/office area.

Dining Room

5.31m x 4.50m (17'5 x 14'9)
Radiator. Double aspect with double glazed windows and double glazed door leading out to West facing sun terrace.

Kitchen/Breakfast room

5.11m x 4.32m (16'9 x 14'2)
Part tiled. Oak fitted kitchen comprising of extensive work surfaces with inset one and a half bowl single drainer sink unit. Range of base units comprising cupboards and drawers with matching eye level wall units. Fitted oven and hob. Integrated fridge/freezer. Built in larder. Double glazed windows. Two radiators. Door to:

Utility Room

3.40m maxx 3.20m max (11'2 maxx 10'6 max)
Irregular shaped room. Roll top work surfaces with single drainer stainless steel sink unit. Matching range of base and wall units. Space and plumbing for washing machine. Wall mounted gas fired boiler. Radiator. Double glazed window. Door glazed door to outside. Further door from utility room to :

Cloakroom/wc

Modern white suite comprising of pedestal wash hand basin. Close coupled wc. Double glazed window.

Return staircase with double glazed window leading up from entrance hall to :

First floor landing

Shelved storage cupboard with light. Further cupboard housing hot water cylinder with immersion. Double glazed window. Radiator. Loft hatch giving access to large loft space.

Cloakroom/wc

Pedestal wash hand basi

Master bedroom

6.22m x 5.66m (20'5 x 18'7)
Double glazed window with panoramic view across Worthing with sea view. Three radiators. Shelved storage cupboard. Double glazed door leading out to :

!3' West facing sun balcony

Panoramic view across Worthing with sea views.

Bedroom 4

4.50m x 2.97m (14'9 x 9'9)
This is accessed by door from master bedroom. Either can be used as bedroom or an en suite dressing room. Double glazed window. Radiator. Door leading into a walk in wardrobe with window 9'7 x 4'9

Bedroom 2

5.05m x 4.50m into wardrobes (16'7 x 14'9 into wardrobes)
Fitted range of wardrobes. Double aspect with double glazed window with panoramic view across Worthing with sea view. Radiator.

Bedroom 3

4.27m x 2.21m (14' x 7'3)
Double glazed window. radiator. Access to loft space. Door from bedroom to:

En-suite shower romm/wc

Fully tiled wet room with walk in shower having chrome shower unit. Close coupled wc. pedestal wash hand basin. Double glazed window. Radiator. Tiled floor.

Bathroom/wc

Fully tiled. Comprising bath with tiled side panel. Mixer taps. Independant chrome shower and glazed folding screen. Pedestal wash hand basin. Shaver point. Radiator. Double glazed window.

Outside

Private drive

Standing for two/three vehicles leading to :

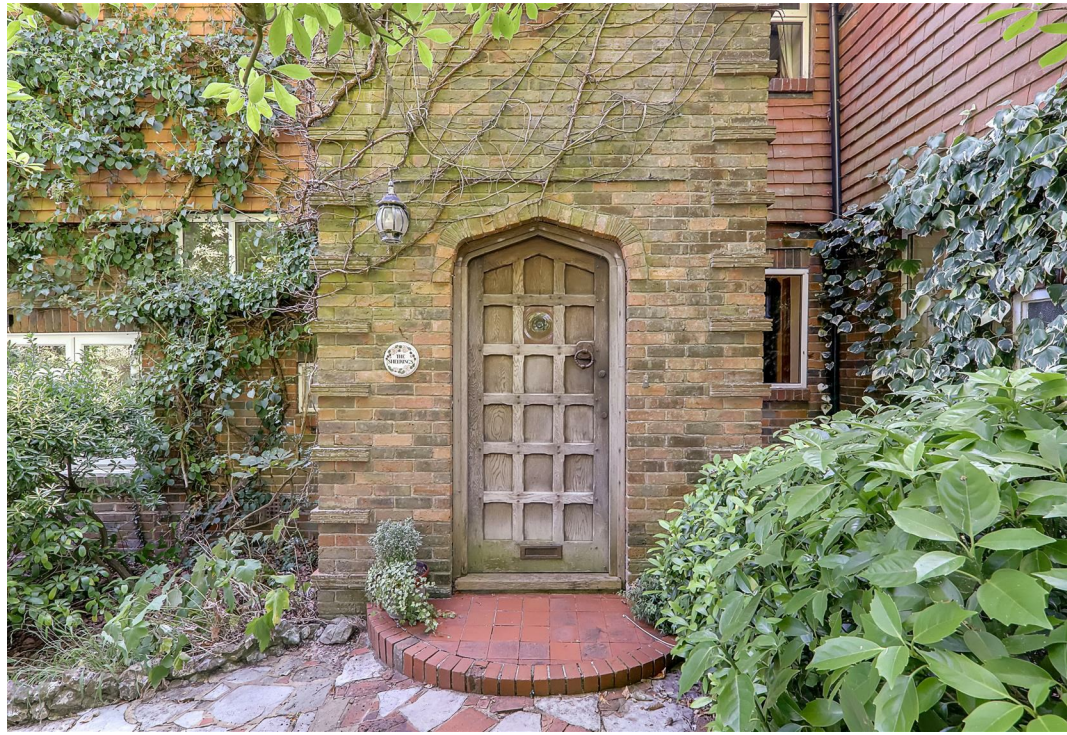
Detached double garage

4.72m x 4.57m (15'6 x 15')
Brick built - up and over door.

Front garden

West facing rear garden

Secluded West facing rear garden. Sun Terrace. Shaped lawn with mature trees, screen hedging and shrubs. Large rockery. Side gate to front garden.





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		
(55-68) D		
(39-54) E	56	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are believed to be correct, but their accuracy is not guaranteed.
They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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