



West Hill, High Salvington, Worthing BN13 3BY

Guide Price **£635,000**



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: G

- Stunning Detached Bungalow
- Three Double Bedrooms
- Well Presented
- 20ft Living Room & Separate Dining Room
- Kitchen/Breakfast Room & Utility Room
- 38ft Conservatory Overlooking Rear Gardens
- Bathroom & En-Suite
- Garage & Off Road Parking
- Exclusive Location
- Countryside Walks Nearby

Nestled in the serene neighbourhood of West Hill, High Salvington, lies Waverley – a captivating 3-bedroom detached bungalow offering a harmonious blend of comfort and tranquillity. Embraced by its picturesque surroundings, this residence offers spacious living with a separate dining room, charming living room and 38ft conservatory, also benefitting a fitted kitchen/breakfast room, utility room, bathroom, en-suite, garage, off road parking and rear garden.





INTERNAL

Upon arrival, you're greeted by a charming façade of this dual fronted bungalow. From the porch step through the front door, and you're welcomed into a spacious entrance hall with built in storage and airing cupboards. The bay fronted living room is bathed in natural light that filters through the large windows overlooking the front gardens. A good array of built in book shelving with storage cupboards and feature gas fireplace with brick surround, wood mantle and marble hearth also compliment this room. Separate dining room offers ample space for a dining table and chairs and sliding doors lead into the conservatory, this delightful room offers an extension of the indoor living space into the beauty of the outdoors. Whether you're enjoying a morning cup of coffee or indulging in a good book bathed in sunlight, the conservatory provides a tranquil retreat throughout the year and French doors lead outside. The heart of the home is undoubtedly the well-appointed kitchen, where culinary aspirations come to life. Equipped with a good range of base and wall units with inset mid-level oven and grill above, gas hob with extractor fan over, fridge/freezer, space for dishwasher and room for a breakfast table and chairs. A new boiler was fitted in January 2026. An added benefit is the utility room with ample storage and space for a washing machine and tumble dryer. Wander through the hallway, and you'll discover three generously sized bedrooms. The main bedroom boasts ample fitted wardrobes and an en-suite shower room/wc. Two additional bedrooms offer versatility – perfect for accommodating guests, creating a home office, or indulging hobbies, both also have fitted wardrobes. The bathroom has a step-in shower, paneled bath, wc and wash hand basin.



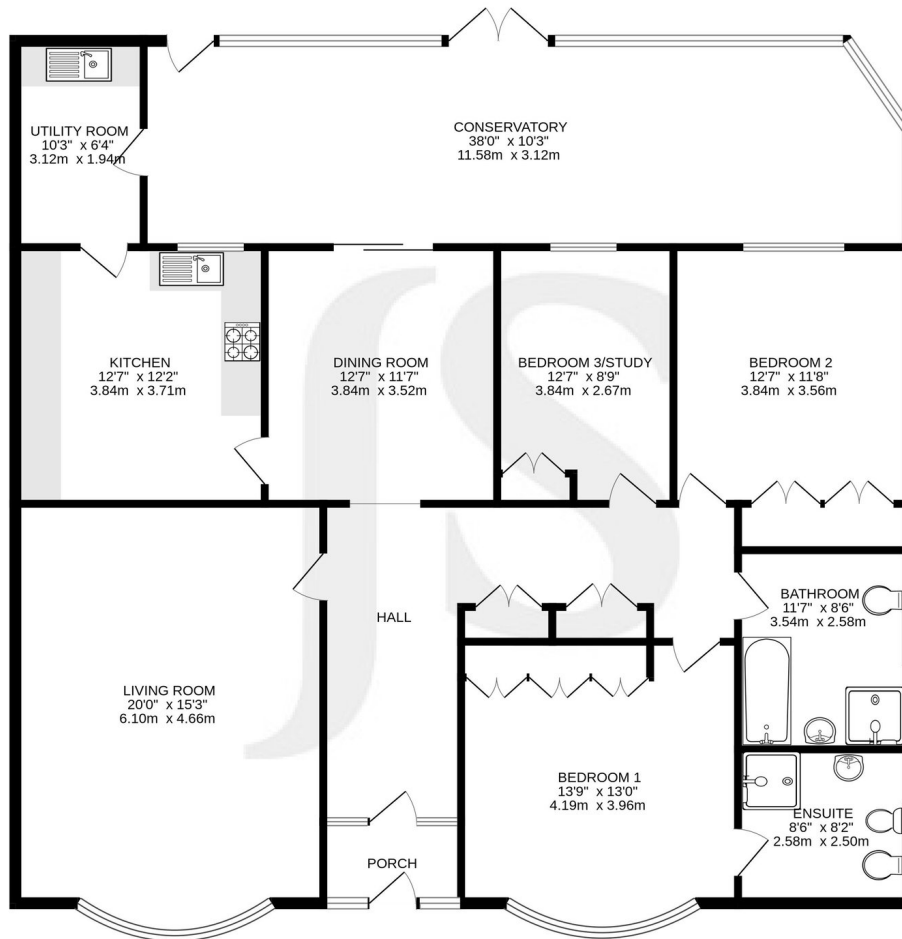
EXTERNAL

Outside, the beauty of Waverley truly shines. Surrounded by greenery and landscaped gardens, with distant sea views, the setting is nothing short of enchanting. Enjoy al fresco dining on the patio, bask in the tranquility of the landscaped rear garden with a plethora of shrubs and flowers, or simply soak in the sights and sounds of nature. Side access to the pitched roofed garage with electric up and over door and the car port is adjacent. Block paved driveway benefits ample off-road parking. The wall enclosed front garden is mainly paved with shrubs and flower borders.

SITUATED

Located in the popular area of High Salvington, which is known for its family homes and its working Mill dating back to 1750, which opens regularly for fetes and open days for the local community. Local shop/wine bar 'The Refreshments Rooms' is nearby, and buses run in the area. Plenty of areas for countryside walks, particularly 'The Gallops' which has a children's play park and leads down to Findon Valley shopping parade. Easy access to A24 and A27. Worthing seafront and town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately two and a half miles away.

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		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	