



4



1



2



E

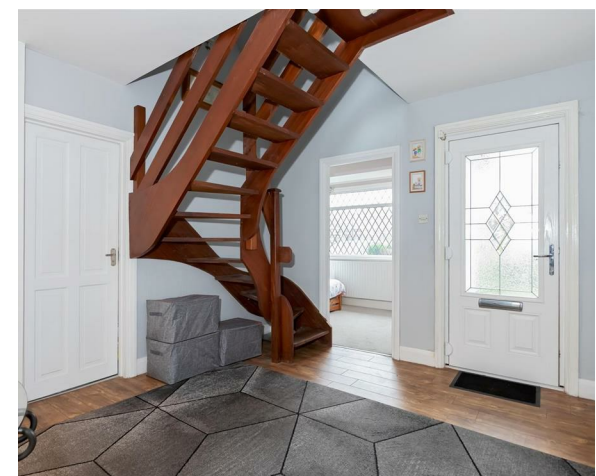


Description

We are delighted to offer this spacious four bedroom home in the sought after High Salvington area. The property features three ground floor bedrooms, a useful bedroom or office, a bright split level lounge and dining room with access to the west facing garden, and a well equipped kitchen leading to a utility conservatory. The first floor provides a further bedroom with en suite facilities. Outside, there is off road parking, a lawned front garden and a generous west facing rear garden with decking, a built in swimming pool, sheds and a garage.

Key Features

- Versatile four bedroom home located in the sought after High Salvington area
- Spacious and well presented accommodation throughout
- Three ground floor bedrooms, two with bay windows and built in wardrobes
- Additional ground floor bedroom or office with access to the west facing conservatory
- Bright split level lounge and dining room with west facing sliding doors to the garden
- Well fitted kitchen with ample units, integrated appliances and access to the utility conservatory
- First floor bedroom with en suite shower room and eaves storage
- Generous west facing rear garden with decking, built in swimming pool, sheds, garage and off road parking
- EPC Rating E
- Council Tax Band E



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Entrance Hall

Wood laminate flooring, radiator, and wooden stairs leading to first floor.

Bedroom Two

3.90 (into bay) x 3.60 (12'9" (into bay) x 11'9")

Bay window, radiator, double glazed window, carpet, and built in wardrobe with space.

Bedroom Three

3.80 (max into bay) x 3.70 (12'5" (max into bay) x 12'1")

Bay window, radiator, double glazed window, combination boiler, carpet, and a wall of built in wardrobes.

Bedroom Four/Office

3.20 x 2.29 (10'5" x 7'6")

West facing window into conservatory, built in cupboard, carpet and an extra large radiator.

Split Level Lounge/Diner

Lounge

4.97 x 3.60 (16'3" x 11'9")

Double glazed window, west facing double glazed sliding doors, two radiators, electric fire, tv point, double glazed south facing window, and chandelier.

Dining Area

3.60 x 3.40 (11'9" x 11'1")

Wood laminate flooring, built in storage, and shelving.

Kitchen

3.40 (max) x 2.89 (11'1" (max) x 9'5")

Laminate flooring, dark laminate worktop surfaces, white wood base and wall units, four ring gas hob, extractor fan, double glazed window, space for fridge/freezer, Bosch dishwasher, electric oven, door to:

Lean To/Conservatory

Double glazed west facing window and door to garden, utility space, plumbing for washing machine, and wine cooler.

Bathroom

White gloss bath with overhead shower with rainfall head, matching wash hand basin with storage, low level flush WC, frosted double glazed window, built in extractor fan, heated towel rail, and spotlights.

Bedroom One

4.01 x 3.70 (13'1" x 12'1")

West facing double glazed window, carpet, and eaves storage, with door to:

En Suite Shower Room

Walk in shower, low flush WC, wash hand basin with storage, extractor, and eaves storage.

Outside**Front Garden**

Laid to lawn with pathway to front door and off road parking.

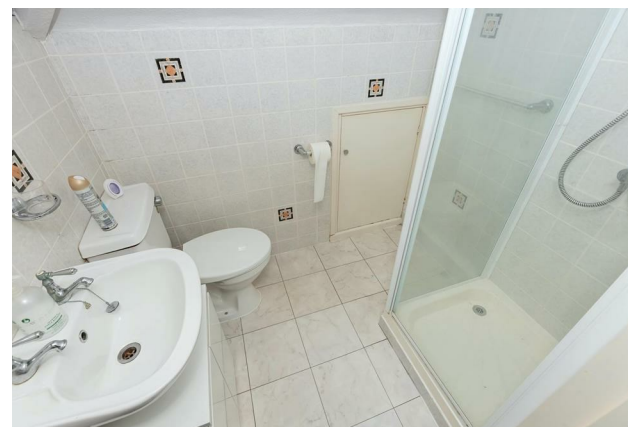
Rear Garden

West facing decking, a great space for a hot tub, mainly laid to lawn with built in swimming pool, sheds and garage.

Garage

Up and over door, power, storage space and a new flat roof.



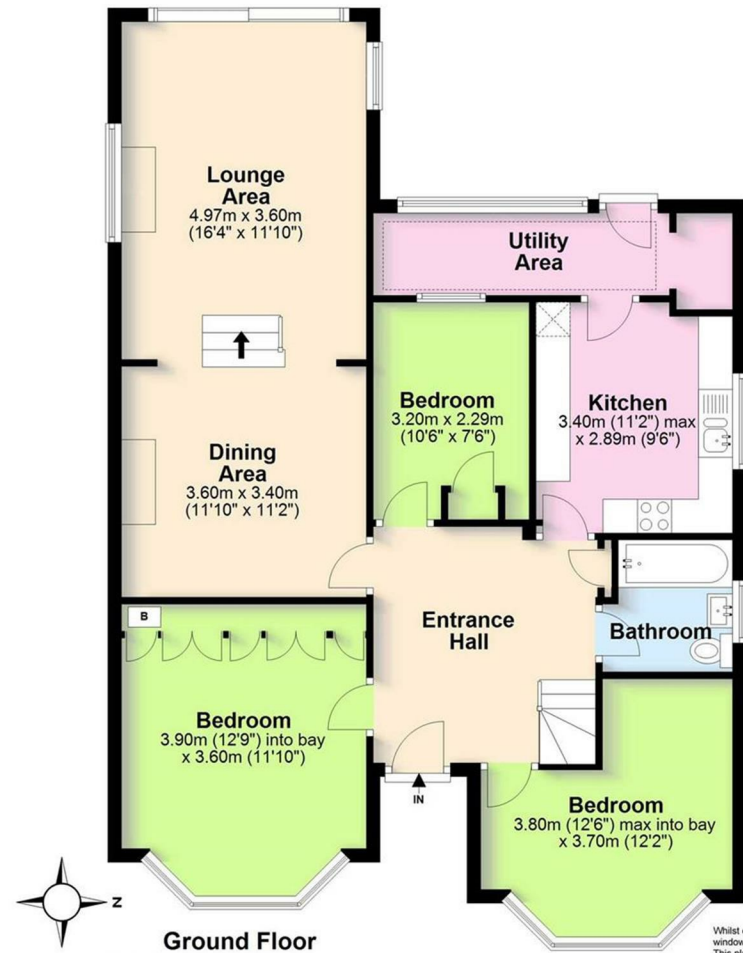


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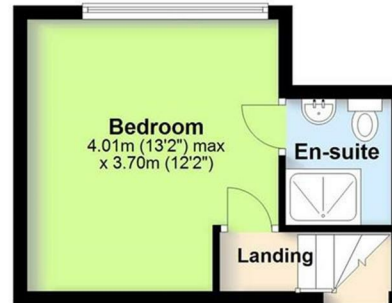
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Floor Plan Uplands Avenue



Total area: approx. 114.9 sq. metres (1237.0 sq. feet)



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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