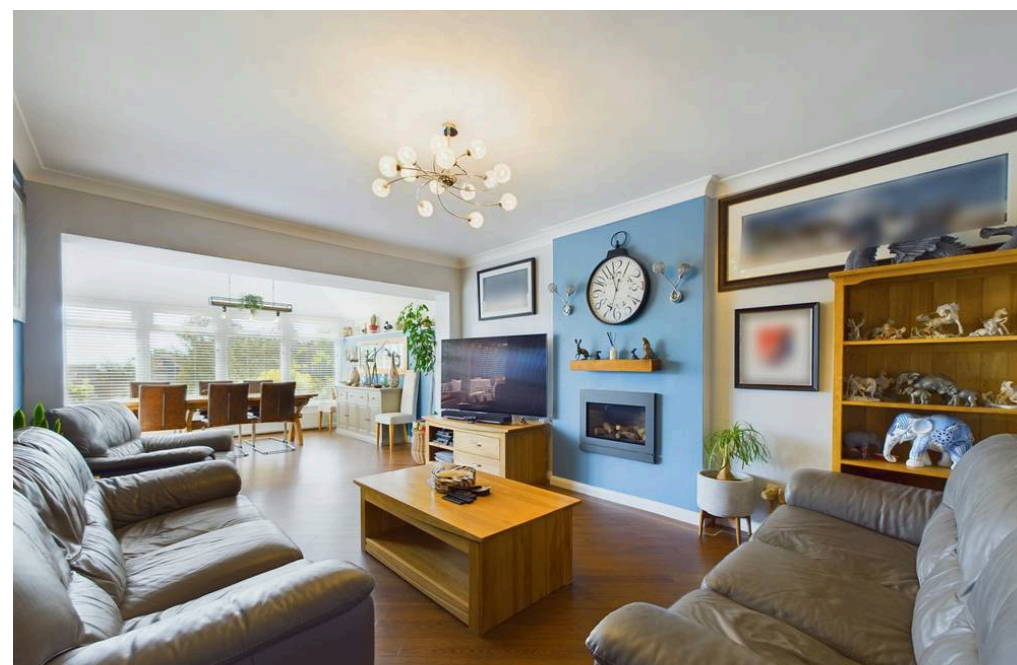




Hayling Rise | High Salvington | BN13 3AQ
Guide Price **£825,000**



A beautiful home in the desirable High Salvington area of Worthing. Offering a beautiful kitchen/diner, extended lounge/dining room, family room, four bedrooms, main bedroom with en-suite and dressing room, ground floor shower room & first floor bathroom, manicured south facing rear garden, garage and office.



Key Features

- Substantial Detached Property
- Four Bedrooms
- Extended Lounge/Dining Room
- Separate Family Room
- En-Suite & Dressing Room to Main Bedroom
- Family Bath and GF Shower Room
- Modern Kitchen/Diner & Utility Room
- Spacious & Well Presented
- Garage and Connecting Office/Hobbies Room
- Beautifully Manicured South Facing Garden



4 Bedrooms



3 Bathrooms



2 Reception Rooms

INTERNAL

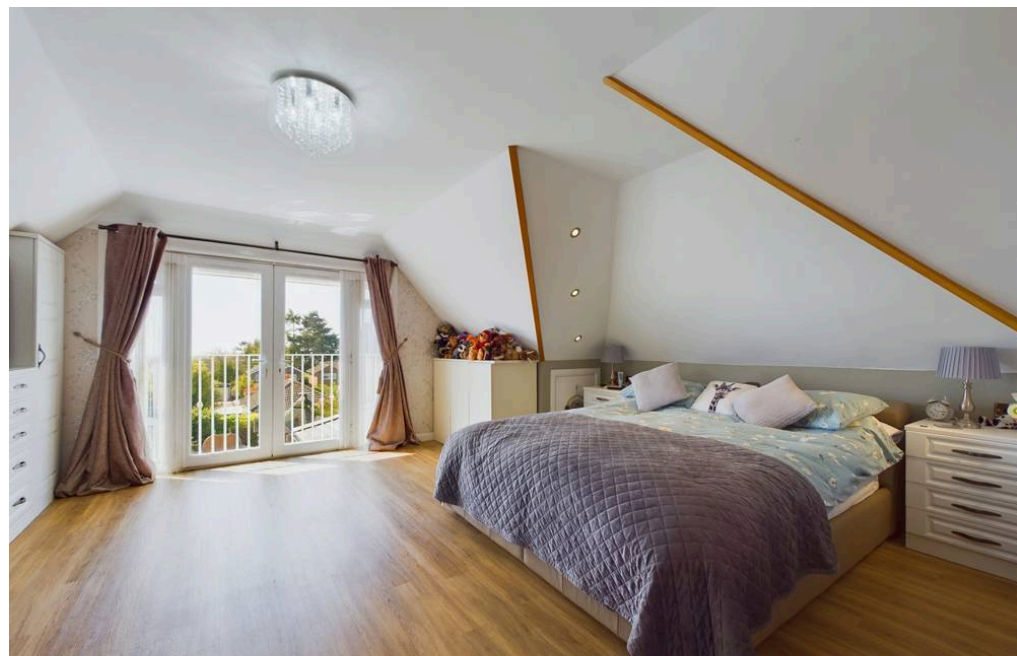
This property boasts a welcoming interior starting with an internal porch leading to a spacious entrance hall, setting a warm tone for visitors. The south-facing extended lounge/dining room provides serene views of the rear gardens, while a separate family room, complete with sliding doors, opens onto a suntrap decked area, perfect for relaxation. A notable feature of the home is its expansive kitchen/diner spanning the width of the front. This area showcases premium units, stone work surfaces and ample space for a dining table, creating a hub for family gatherings. A door off the kitchen leads to a utility room and boiler cupboard, ensuring convenience and functionality. An inner hall offers practical storage space and leads to the first floor via stairs, alongside a conveniently refurbished shower room. Additionally, a versatile reception room, ideal for hobbies or as a fourth bedroom, enhances the property's adaptability. Ascending to the first floor, three bedrooms await, with the master bedroom enjoying a south-facing aspect and featuring a Juliet balcony overlooking the garden. The master suite further impresses with fitted wardrobes, a walk-in dressing room, and en-suite shower room, providing a luxurious retreat. Completing this level is a tastefully fitted family bathroom, adorned with stylish tiles.

EXTERNAL

At the front you have ample off road parking. The south-facing rear garden is a delightful retreat, offering a blend of practicality and aesthetic appeal. A raised decked area provides a perfect spot for outdoor relaxation or entertaining, with ample space for seating and enjoying the sunshine. Beyond, a lush lawn stretches out. Adding to the garden's functionality, a shed and greenhouse offer storage for tools and space for cultivating plants, while manicured flower beds add a splash of colour.. The garden's beauty is further enhanced by mature shrubs and trees, providing privacy and ambiance. A standout feature is the Nordic cabin, complete with a chimney and BBQ, ideal for hosting gatherings or enjoying alfresco dining year-round. Additionally, the garden provides access to a garage, which is insulated and equipped with power and an electric door for convenience. Inside the garage, double doors open to reveal a versatile space that can be utilized as an office or gym, offering flexibility to suit various lifestyle needs.

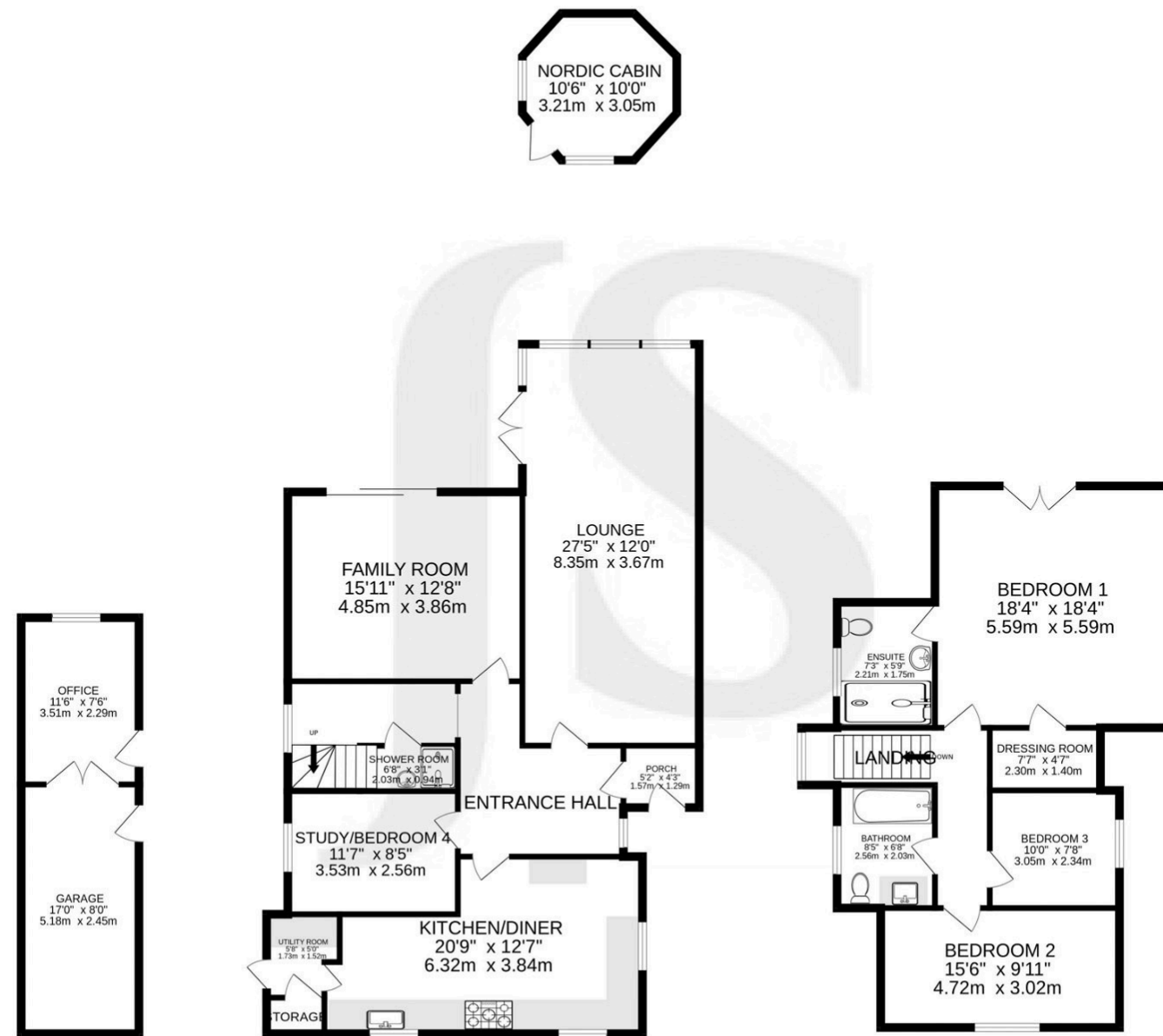
SITUATED

In a residential road in High Salvington which is within easy access of the South Downs National Park. High Salvington has a historical windmill and the local 'Refreshment Rooms' provides good coffee, a micro pub and a convenience store. Worthing town centre and seafront is approximately 3 miles in distance. The A24 and A27 which provide access to the towns of Horsham, Brighton and Chichester, are at the foot of the hill and the area is well served by schools of most denominations including the popular Vale First and Middle School.



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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Property Details:

Floor area as quoted by EPC: TBC

Tenure: Freehold

Council tax band: E

Whilst we endeavour to make our property 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, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.