



West Hill | High Salvington | BN13 3BY
Guide Price **£725,000**



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, living room and 38ft conservatory overlooking the rear garden. Also benefitting a fitted kitchen, utility room, bathroom, en-suite, garage, off road parking and landscaped rear garden.



Key Features

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



3 Bedrooms



1 Bathroom



2 Reception Rooms

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. 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, panelled bath, wc and wash hand basin.

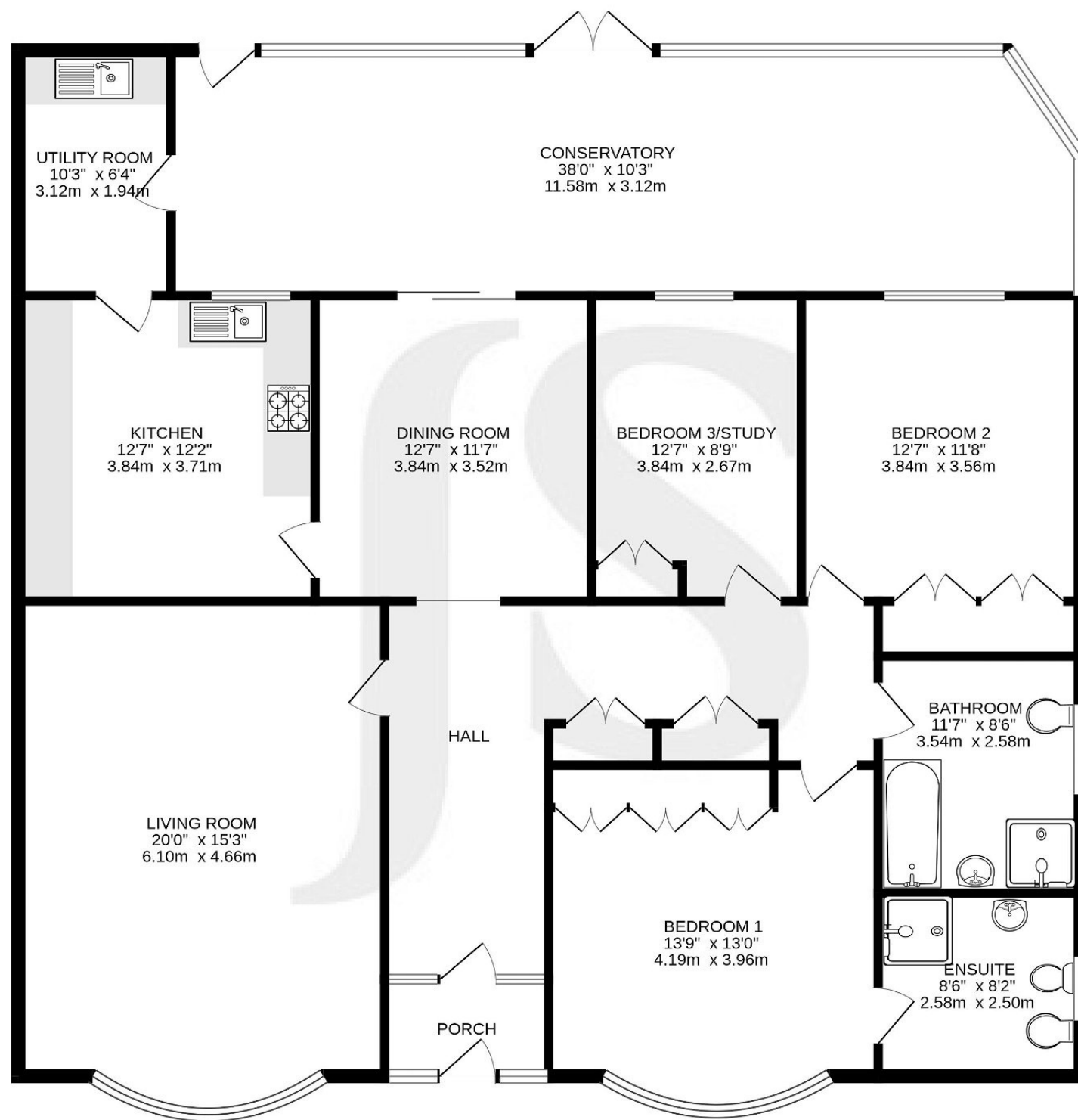
EXTERNAL

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 tranquillity 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.





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	

Property Details:

Floor area as quoted by EPC: 1474SqFt

Tenure: Freehold

Council tax band: G

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.