

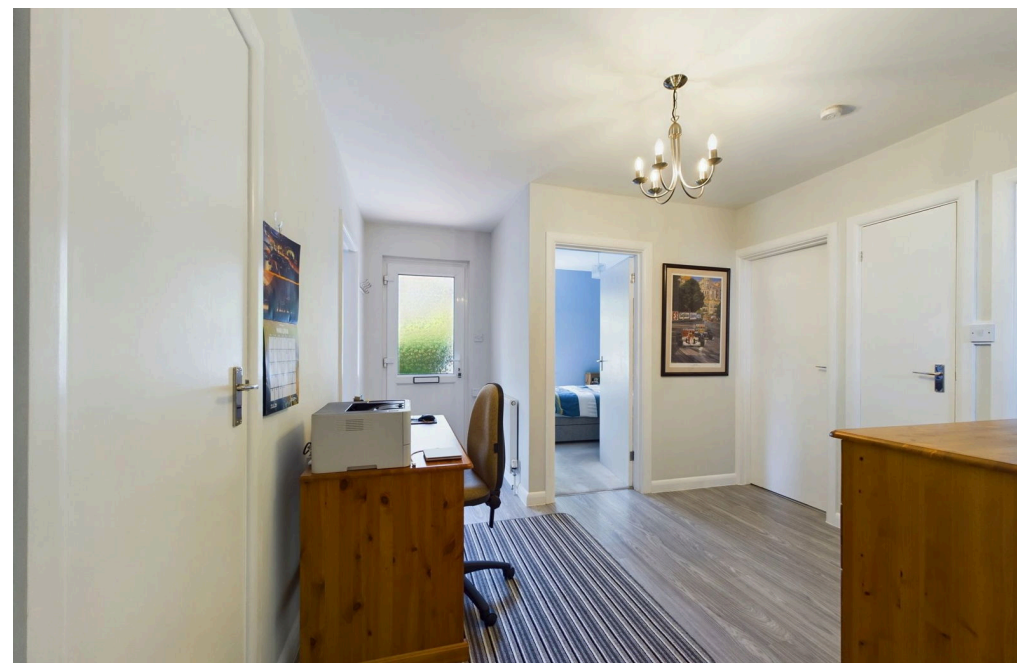


Foxley Lane | High Salvington | Worthing | BN13 3AB
Guide Price **£625,000**





Nestled back from this peaceful lane is a spacious three bedroom detached bungalow set in a 1/4 acre plot. This home is well presented with kitchen/diner, lounge and sun deck/balcony, modern shower room/wc and further separate wc. Garden room, garage and off road parking.



Key Features

- Detached Bungalow
- Three Bedrooms
- Kitchen/Diner
- Lounge with Balcony
- Modern Shower Room/WC & Separate WC
- Good Sized Front & Rear Gardens
- Garage & Off Road Parking
- Well Presented
- Peaceful Location with Country Walks
- Set in 1/4 Acre Plot



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Upon entering this delightful home, you are welcomed by a spacious hallway featuring three storage cupboards and doors leading to all rooms. The lounge is a cosy retreat, complete with an electric fire with a feature surround and French doors that open onto the sundeck/balcony. This outdoor space offers charming views over the front garden and the sea beyond, perfect for relaxing and enjoying the scenery. The well presented kitchen/diner is bright and inviting, featuring a dual aspect that allows plenty of natural light to flood the room. This room is well-equipped with a good range of matching units and ample space for a fridge/freezer, washing machine and dining table and chairs. A lovely picture window frames views of the front garden, creating a bright and inviting atmosphere. The main bedroom is a spacious double room with sliding doors that open to the rear garden, allowing for easy access and lovely views. The second bedroom is also a double room, featuring built-in wardrobes and views over the rear garden. The third bedroom has flexible use as a guest room or home office. The modern shower room has underfloor heating, includes a wash hand basin, a walk-in shower and a WC. An additional separate WC adds further convenience.

EXTERNAL

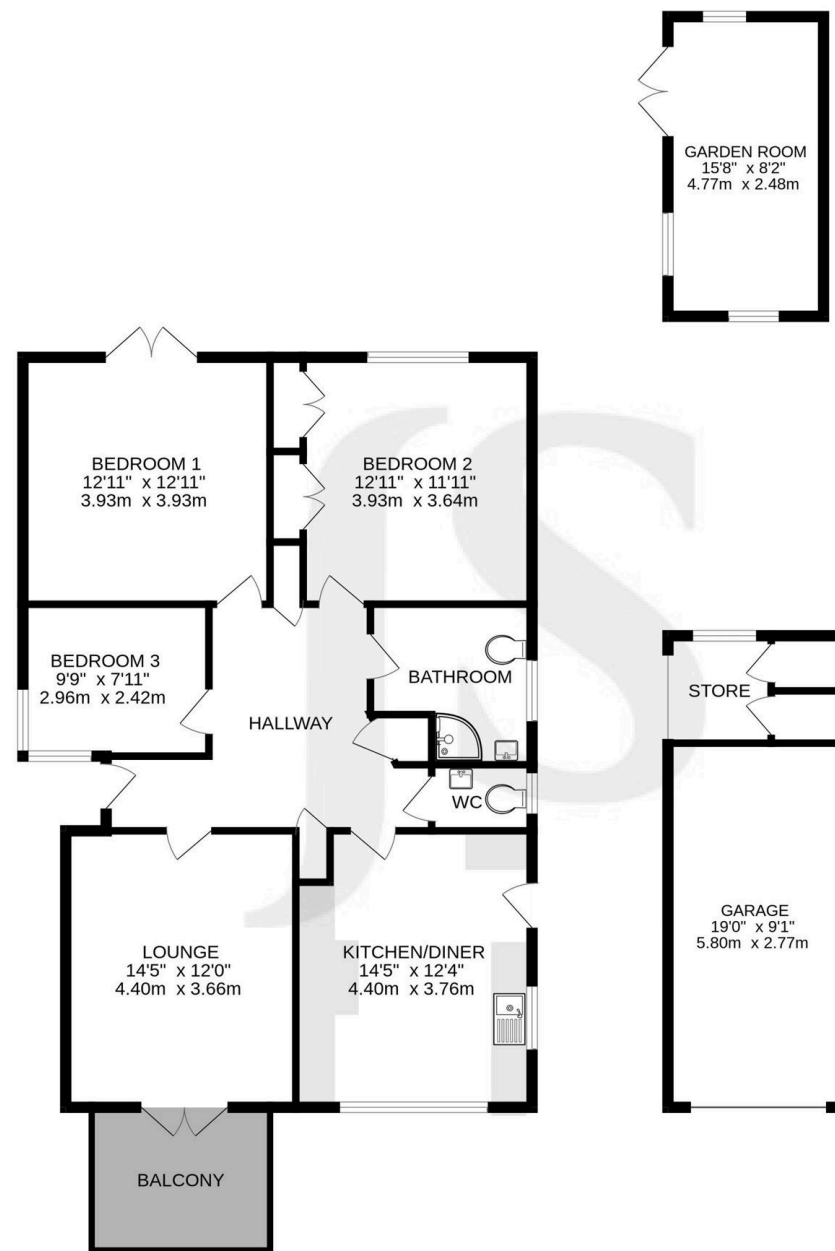
The property boasts beautiful front gardens, primarily laid to lawn with a variety of shrubs and flowers, creating a welcoming and attractive approach. A pathway leads to the front door, and a private driveway provides off-road parking, leading to the garage and gated side access. The rear garden is equally impressive, situated on a 1/4-acre plot. It is mainly laid to lawn with well-maintained shrub and flower borders. Several patio areas offer the perfect spots to follow the sun throughout the day. The garden also features a greenhouse, shed and two storage cupboards at the rear of the garage. A standout feature of this property is the 15ft garden room, which boasts a triple aspect, heating, power and French doors. This versatile space is ideal for a tranquil retreat or a home office, offering a peaceful environment with beautiful garden views.

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



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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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.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 1001 SqFt

Tenure: Freehold

Council tax band: E