



Foxley Lane | High Salvington | Worthing | BN13 3AB

Guide Price **£825,000**





We would love to offer to the market this substantial 1930's detached house in High Salvington. Full of character this five bedroom home has a good sized living room, dining area, reception hall, kitchen, breakfast area, ground floor bedroom and shower room, separate wc, main bedroom with en-suite, bathroom and large secluded front garden, off road parking and rear garden.



Key features:

- Substantial 1930's Detached House
- Five Bedrooms
- Spacious Living Room & Dining Area
- Kitchen, Breakfast Room & Utility Room
- Ground Floor Bedroom & Shower Room
- Bathroom, En-Suite & Cloakroom
- Rear Garden
- Good Sized Secluded Front Garden
- Off Road Parking
- Favoured High Salvington Location

 5 Bedrooms

 2 Bathrooms

 3 Living Rooms

INTERNAL You are greeted by a large reception hall upon entering this 1930's home. Good sized living room with a triple aspect and bay window overlooking the gardens to the front and rear, this room opens into the dining area. A lovely feature of the kitchen is the log burner in the corner, this room has a good range of full height cupboards and integral fridge/freezer, mid level oven and gas hob, the island has an inset sink, this room opens into the breakfast area and French doors lead outside. Ground floor large double bedroom with French doors outside, also a shower room and a separate wc complement the ground floor. On the first floor, bedroom one is a good sized double with fitted wardrobes and sea views. The en-suite has a P shaped bath, two wash hand basins and wc. Bedrooms two and three also have these same views and bedroom four overlooks the rear garden. The bathroom has a panelled bath with shower over, wc and wash hand basin.

EXTERNAL Behind the gates is a large, secluded front garden which is mainly laid to lawn with mature shrubs, trees and flowers, side access to the rear and shed. Private driveway benefitting off road parking for several vehicles. The rear garden is mainly laid to lawn with patio area, shrubs, flowers and fruit trees.

SITUATED In the popular area of High Salvington, the area is known for its working Mill dating back to 1750, which opens regularly for fetes and open days for the local community. Local buses run in the area. Local shop and coffee shop/wine bar. Plenty of areas for countryside walks particularly The Gallops which has a children's play park and leads down to Findon valley shopping parade. The property falls within the popular Vale school catchment area. Easy access to A24 and A27.

RECEPTION HALL 18' 0" x 7' 12" (5.49m x 2.44m)

LIVING ROOM 23' 1" x 13' 0" (7.04m x 3.96m)

DINING AREA 12' 2" x 8' 5" (3.71m x 2.57m)

KITCHEN 13' 7" x 12' 5" (4.14m x 3.78m)

BREAKFAST ROOM 12' 8" x 9' 11" (3.86m x 3.02m)

GROUND FLOOR CLOAKROOM 7' 1" x 2' 9" (2.16m x 0.84m)

SHOWER ROOM 10' 2" x 5' 3" (3.1m x 1.6m)

BEDROOM FIVE 16' 0" x 9' 6" (4.88m x 2.9m)

FIRST FLOOR

BEDROOM ONE 17' 0" x 13' 6" (5.18m x 4.11m)

EN-SUITE 13' 5" x 8' 5" (4.09m x 2.57m)

BEDROOM TWO 13' 1" x 12' 11" (3.99m x 3.94m)

BEDROOM THREE 12' 9" x 11' 1" (3.89m x 3.38m)

BEDROOM FOUR 10' 10" x 7' 3" (3.3m x 2.21m)

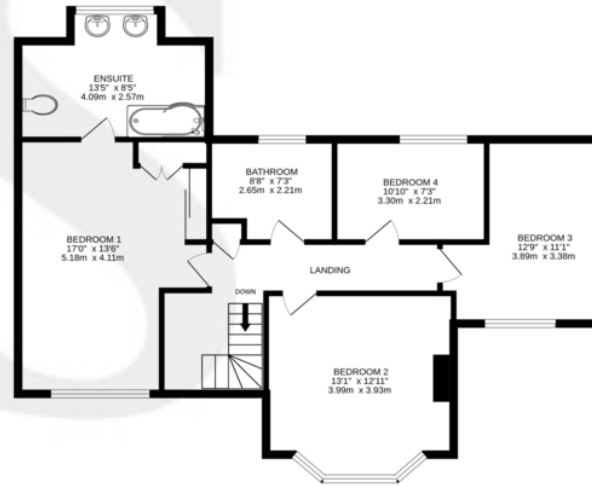
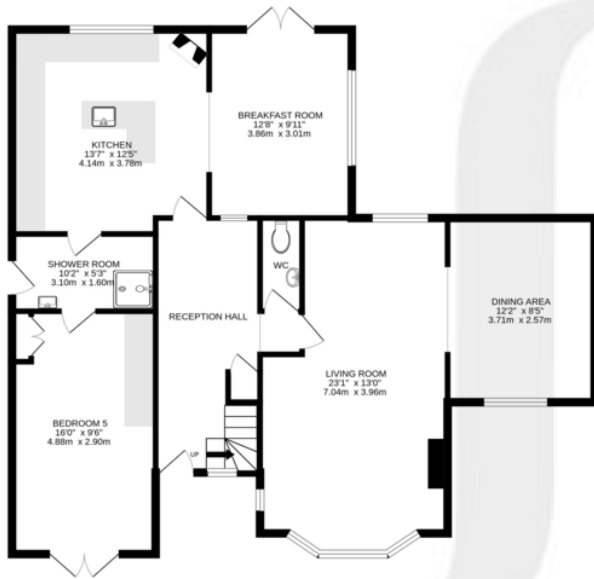
BATHROOM 8' 8" x 7' 3" (2.64m x 2.21m)

COUNCIL TAX BAND F



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: Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band F

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.