



39 Uplands Avenue | High Salvington | Worthing | BN13 3AE  
Offers in the Region of **£550,000**







We are pleased to present this beautiful detached bungalow which benefits three double bedrooms and an en-suite shower room, good sized kitchen/breakfast room, utility room, good sized lounge leading to conservatory/dining room, modern shower room. West facing rear garden and plenty off road parking.





## Key features:

- Detached Bungalow
- Three Double Bedrooms
- Good Sized Lounge
- Conservatory/Dining Room
- 21ft Kitchen/Breakfast Room
- Utility Room
- Shower Room and EnSuite Bathroom
- Off Road Parking for Several Vehicles
- West Facing Rear Garden
- Favoured High Salvington

 3 Bedrooms

 2 Bathrooms

 2 Living Rooms

**INTERNAL** Good sized lounge with fireplace surround, marble hearth, feature lights and electric fire, glazed sliding doors leading to conservatory/dining room with amazing views over the West facing rear garden. This room has reflective self cleaning glass roof panels and fitted sunblind's. Triple aspect kitchen/breakfast room with a good range of Oak base and wall units with integrated mid level oven, 5 ring gas hob with extractor fan over, space for dishwasher and fridge, larder cupboard housing boiler and mega flow tank. Archway opening into breakfast area with space for table and chairs. The utility room has space and plumbing for washing machine and tumble dryer. Dual aspect bedroom one with a selection of fitted wardrobes and chest of drawers. Bedroom two is also a double room with fitted cupboard. Bedroom three has en-suite bathroom with a corner double shower, panelled bath, low level wc and wash hand basin. Modern shower room with wash hand basin, wc and corner shower unit.

**EXTERNAL** Good sized paved driveway benefitting off road parking for several vehicle's. The front garden is mainly laid to lawn with trees, shrubs and flower borders. Beautiful West facing rear garden which is mainly laid to lawn with patio area, magnolia tree, shrubs and flowers, four sheds and summerhouse.

**SITUATED** Located 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/coffee shop/wine bar 'The Refreshment Rooms' is a great addition to the community. 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.

### ENTRANCE HALL

**LOUNGE** 18' 0" x 15' 0" (5.49m x 4.57m)

**CONSERVATORY/DINING ROOM** 16' 4" x 10' 7" (4.98m x 3.23m)

**KITCHEN/BREAKFAST ROOM** 21' 5" x 12' 9" (6.53m x 3.89m)

### UTILITY ROOM

**SHOWER ROOM** 7' 11" x 5' 4" (2.41m x 1.63m)

**BEDROOM ONE** 14' 0" x 11' 5" (4.27m x 3.48m)

**BEDROOM TWO** 12' 2" x 11' 0" (3.71m x 3.35m)

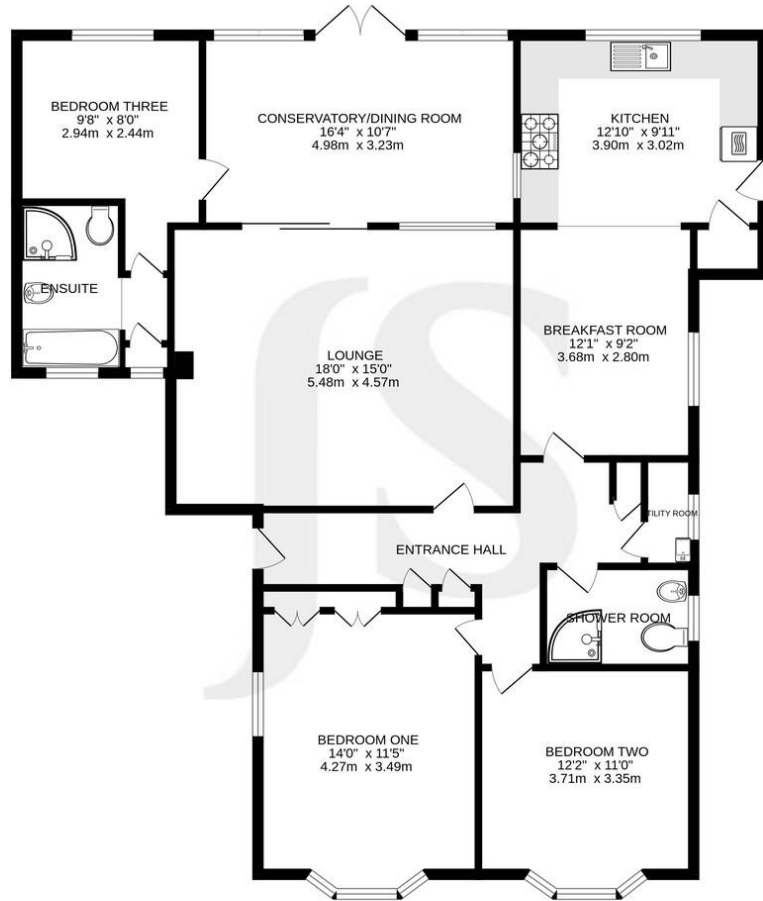
**BEDROOM THREE** 9' 8" x 8' 0" (2.95m x 2.44m)

**EN-SUITE BATHROOM** 8' 10" x 5' 6" (2.69m x 1.68m)

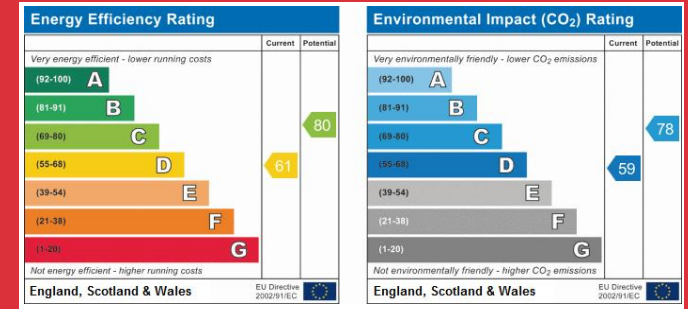
**COUNCIL TAX** Band E



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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## Property Details:

Floor Area: 1,281 sq ft (119 sq m) – Floor area is quoted from the EPC

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.