



Hayling Gardens | High Salvington | Worthing | BN13 3AJ

Guide Price **£500,000**



Jacobs Steel would like to offer this detached bungalow with two double bedrooms set in a cul-de-sac location in the highly sought after area of High Salvington. This spacious property benefits a split level lounge/diner, kitchen, double bedrooms, shower room, rear garden, garage and off road parking. The property has planning permission to extend if required.



Key features:

- Detached Bungalow
- Two Double Bedrooms
- Spacious Lounge/Diner
- Kitchen
- Shower Room/WC
- Rear Garden
- Quiet Cul-de-Sac Location
- Garage
- Off Road Parking
- Planning Permission Granted to Extend

 2 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Porch with cloaks cupboard, double doors leading into a spacious lounge/diner with a dual aspect and feature brick fireplace. Kitchen has base and wall units with worktop over, integral fridge and freezer and space for cooker and washing machine. Back door leading to rear garden. Split level lounge has a couple of steps into the inner hall with storage cupboards and loft access hatch. Bedroom one and two are double rooms with built in wardrobes. The shower room has a shower cubicle, wc, wash hand basin and bidet.

EXTERNAL Private driveway benefitting off road parking and leading to the garage. Front garden is mainly laid to lawn with shrubs. The rear garden is mainly laid to lawn with mature shrubs and flowers, patio area and greenhouse.

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.

PORCH 4' 7" x 4' 1" (1.4m x 1.24m)

LOUNGE/DINER 21' 10" x 13' 6" (6.65m x 4.11m)

KITCHEN 11' 9" x 7' 9" (3.58m x 2.36m)

BEDROOM ONE 12' 4" x 11' 8" (3.76m x 3.56m)

BEDROOM TWO 11' 9" x 8' 11" (3.58m x 2.72m)

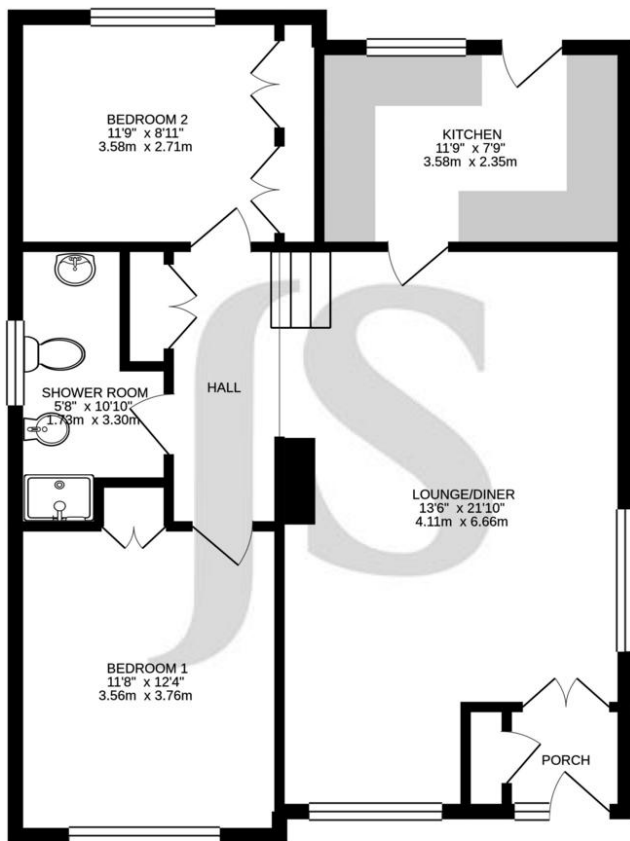
SHOWER ROOM 10' 10" x 8' 5" (3.3m x 2.57m)

GARAGE

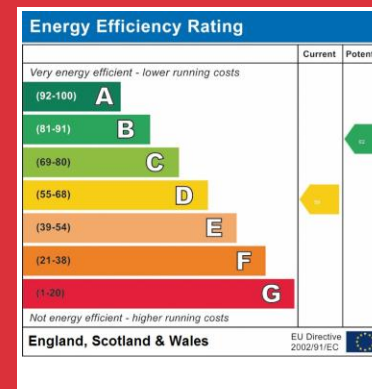
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GROUND FLOOR



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: 807 sq ft (75 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.