



West Way | High Salvington | BN13 3AX  
Offers Over **£600,000**





Welcome to this fabulous detached chalet bungalow tucked away in a cul de sac in High Salvington. This well presented home features a good sized lounge with dining area, modern kitchen/breakfast room, three double bedrooms, two bathrooms, conservatory and beautiful rear gardens, garage and ample off road parking compliment this property.



# Key Features

- Detached Chalet Bungalow
- Three Double Bedrooms
- Two Bathrooms
- Good Sized Lounge with Dining Area
- Kitchen/Breakfast Room
- Conservatory
- Beautiful Rear Garden
- Garage
- Ample Off Road Parking
- Close to Woodland Walks



**3 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

## INTERNAL

This delightful detached chalet bungalow, nestled in a quiet cul-de-sac in the desirable High Salvington area, offers spacious and versatile living with stunning garden views. The porch opens into a welcoming entrance hall, leading to a generous lounge with an adjoining dining area—perfect for entertaining. The modern kitchen/breakfast room, equipped with a good range of units and space for appliances, connects seamlessly to the conservatory through sliding doors. The conservatory boasts the best views of the beautifully maintained rear garden, providing a bright and peaceful space to relax.

The ground floor also features two double bedrooms, both with built-in wardrobes and lovely views of the garden, as well as a well-appointed bathroom/WC for convenience.

Ascending to the first floor, you'll find the main bedroom, complete with fitted wardrobes and a spacious en-suite bathroom. The en-suite includes a panelled bath, step-in shower, WC, and wash hand basin, creating a private retreat.

With its thoughtful layout, ample storage, and beautiful garden setting, this charming home combines comfort and tranquillity, making it a perfect choice for those seeking a well-presented property in High Salvington.

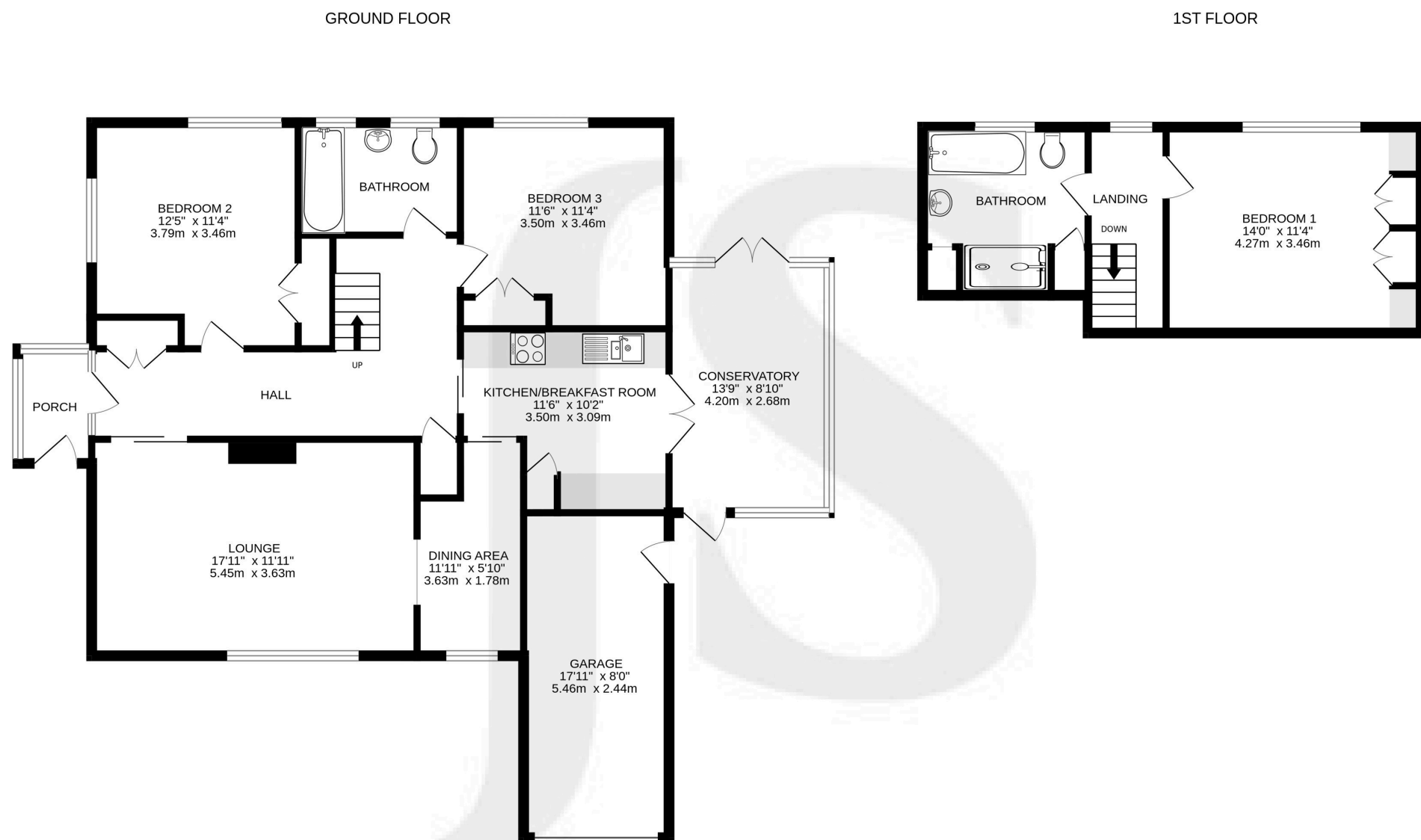
## EXTERNAL

Outside, the block-paved driveway offers ample off-road parking and leads to the garage, which also has a convenient personal door providing access from the rear garden. The home is surrounded by fence and hedge borders, with gated side access for privacy and security. The secluded rear garden is primarily laid to lawn, framed by an abundance of mature shrubs and flowers that create a peaceful and private oasis. A patio area provides the perfect spot for outdoor entertaining, and two garden sheds offer additional storage space.

## SITUATED

This charming property is located in the desirable area of High Salvington, within easy reach of the South Downs National Park. High Salvington is known for its historical windmill and the popular 'Refreshment Rooms,' which offers good coffee, a micro bar, and a convenience store. Worthing town centre and seafront are approximately 3 miles away, providing a variety of shops, restaurants, and leisure activities. The A24 and A27, situated at the foot of the hill, offer convenient access to the nearby towns of Horsham, Brighton, and Chichester. The area is well-served by schools of various denominations, including the highly regarded Vale First and Middle School.





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.  
Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1248

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.