



Woodland Avenue | High Salvington | BN13 3AF  
Offers Over **£700,000**





This substantial detached bungalow on a generous plot is situated near picturesque country walks and a charming micro pub/shop. The well-presented interior features a spacious kitchen/diner/family room, a living room, modern bathroom and two generously sized double bedrooms. The beautiful south-facing rear garden provides a private retreat, ideal for relaxing or entertaining. Additional highlights include a garage and ample off-road parking.



# Key Features

- Substantial Detached Bungalow
- Two Bedrooms
- Spacious Living Room
- Kitchen/Diner/Family Room
- Modern Bathroom
- Well Presented
- Conservatory & Utility Area
- South Facing Rear Garden
- Beautiful Seaviews
- Garage & Off Road Parking



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

As you enter through the porch, you're welcomed by a spacious entrance hall that provides access to all principal rooms. The dual-aspect living room is filled with natural light, thanks to a charming box bay window overlooking the front garden. This cosy space features a gas fire set within a classic brick surround, adding warmth and character. The heart of the home is the impressive kitchen/diner/family room. With a well-designed range of matching units, integrated mid-level double ovens with a grill and microwave, a dishwasher, and a fridge/freezer, this space is both functional and stylish. The central island offers additional storage, wine rack and worktop space, ideal for preparing meals or gathering around. This dual-aspect room enjoys lovely sea views, with space for a large dining table, workspace, or casual seating area with a log burner, making it perfect for entertaining. French doors open into the conservatory, which overlooks the rear garden and offers ample space for a washing machine and tumble dryer, with convenient access to the outdoors. The main bedroom is a fabulous 25ft retreat featuring the same captivating sea views and French doors leading directly to the garden. Bedroom two is also a spacious double, complete with a box bay window for added charm. The modern bathroom includes a corner shower cubicle, a panelled bath, WC, and wash hand basin, all thoughtfully designed for comfort and style. Large loft space with windows and planning permission was previously granted.

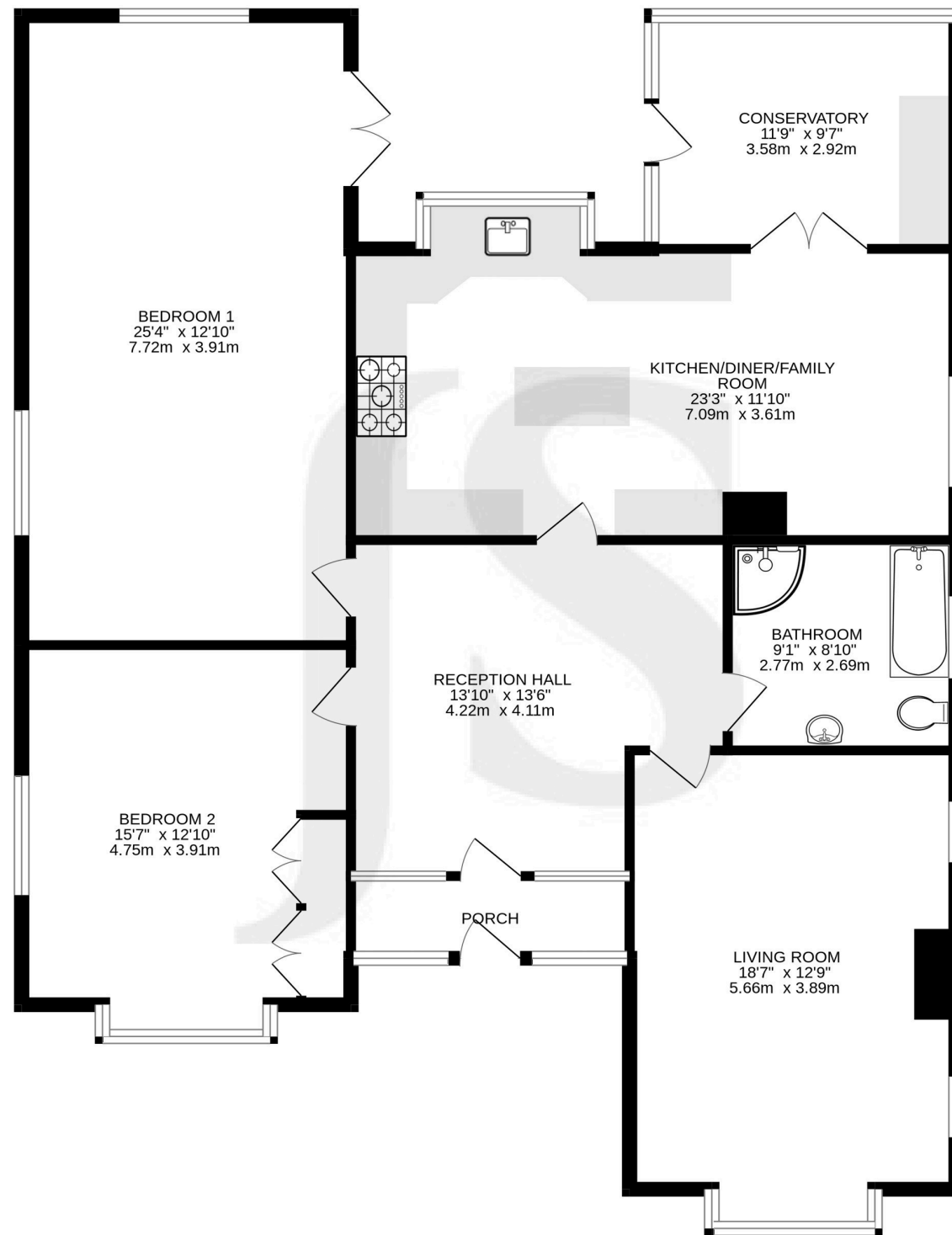
## EXTERNAL

A gated entrance opens onto a block-paved driveway, offering ample off-road parking and leading to an oversized garage for additional storage or workshop space. The front garden is beautifully manicured, with a neatly maintained lawn and vibrant shrub borders, creating a welcoming first impression. One of the standout features of this property is its expansive south-facing rear garden, complete with stunning sea views. This outdoor space is mainly laid to lawn, bordered by lush shrubs, and offers both patio and decked areas, ideal for entertaining or simply relaxing in the sun. Gated side access provides convenience, making this outdoor area both private and practical for a range of outdoor activities.

## 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.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1,302 Sq Ft

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.