



Brandfold | Durrington Hill | BN13 2PZ
Offers Over **£900,000**





We are delighted to present this elegant and versatile family home, complete with a one-bedroom annexe spanning two floors. This beautiful four bedroom residence offers a seamless blend of traditional character and contemporary comfort, making it ideal for multi-generational living or those seeking additional private accommodation with own entrance.



Key Features

- Substantial Family Home
- Full of Charm & Character
- Five Bedrooms
- Beautifully Presented House
- Good Sized Lounge
- West Facing Rear Garden
- Modern Kitchen & Large Family Room
- Two Further Reception Rooms
- Ample Off Road Parking
- Self Contained One Bedroom Annexe on Two Floors



5 Bedrooms



2 Bathrooms



5 Reception Rooms

INTERNAL

Upon entering this home which was built in circa 1910 you're greeted by a welcoming entrance hall with rich wood flooring. At the front of the property are two charming reception rooms — a dining room featuring a cast iron fireplace and wooden flooring, and a spacious study or office with a striking brick fireplace. The triple aspect lounge is a good size with French doors leading into the family room. The heart of the home is the modern kitchen, offering an impressive range of matching units and granite worktops with ample space for a range cooker, large fridge/freezer, and connections for a dishwasher and washing machine. This kitchen is both stylish and practical and opens into the stunning 17ft family room, which seamlessly connects the indoor living spaces to the beautiful gardens beyond from the full width bi-folding doors. This room has an abundance of natural light from the large lantern roof skylight. Adjacent is the utility room with back door access and a cloakroom/WC. Ascending to the first floor you will find four generous double bedrooms, including a unique annexe suite. The family shower room is fitted with modern amenities. From the first floor landing a second staircase ascends to a cosy landing with a Velux window and access to a large loft, leading to a delightful bedroom with eaves storage and dual aspect Velux windows offering fantastic views over the countryside and distant sea views. **THE ANNEXE**- features a beautifully proportioned bedroom with built-in wardrobes and a private en-suite shower room/WC. Internal stairs from this room lead down to a ground floor open plan lounge/diner/kitchen, complete with French doors that open to the rear garden and separate side door access. .

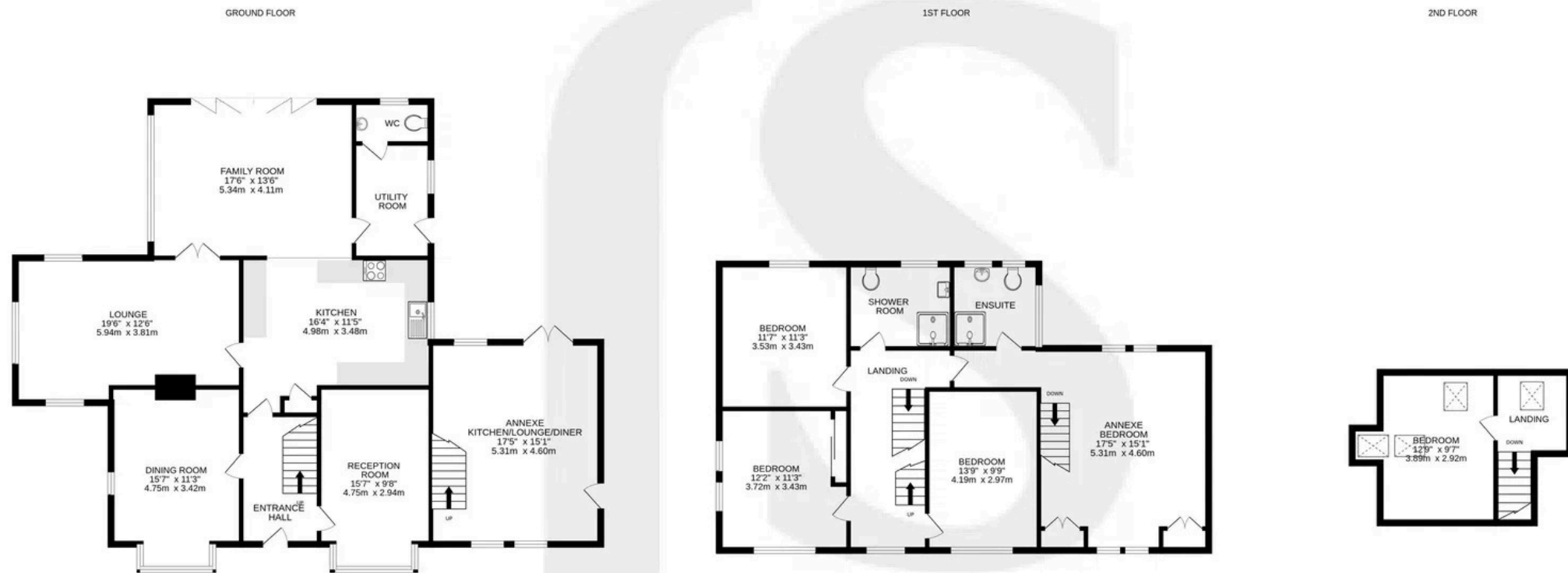
EXTERNAL

Surrounding the property are gardens that offer serenity and space for recreation. The front garden offers generous block paved off road parking, suitable for multiple vehicles, and a motorhome. A small grassy area with a raised gravel border and a plastic shed completes the front exterior. Gated access on both sides to the west facing rear garden which is primarily laid to lawn and features a raised fish pond, while a delightful south facing paved patio area is perfect for seating and entertaining. Raised brick borders and a paved patio to the northwest further enhance the landscaping. This stunning home presents a rare opportunity for discerning buyers seeking flexibility, elegance, and ample space both inside and out.

SITUATED

In the popular Salvington area of Worthing, local amenities can be found nearby on Salvington Road. Findon Valley shopping parade is close by and The South Downs National Park which is perfect for walks. Worthing town centre with its comprehensive shopping amenities, restaurants, pubs, cinemas, theatres and leisure facilities is approximately 3.6 miles away. Bus services to surrounding districts are also within easy reach. Easy access to main roads A24 & A27.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area as quoted by EPC: 2,228 Sq Ft

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.