

**12 Salvington Hill, High Salvington,
Worthing, West Sussex, BN13 3AS**
£695,000 (Freehold)

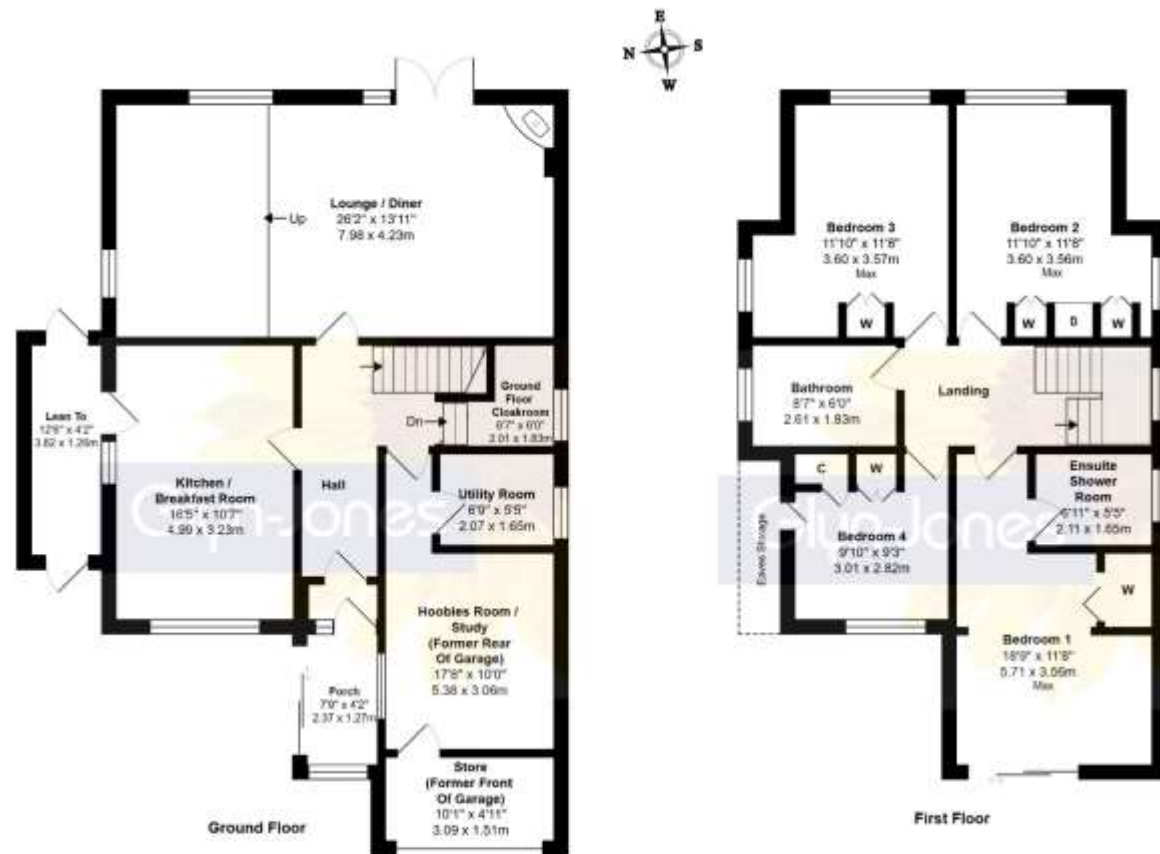


It is our pleasure to present this attractive, detached, 'chalet' style house to the market, boasting deceptively spacious and versatile accommodation.

In brief, the current room configuration comprises; four first-floor bedrooms, the larger of which benefits from an en suite shower room; a generous split-level lounge/dining room, with 'French' style doors leading to the rear garden; spacious kitchen/breakfast room; hobbies room/study (potential ground floor bedroom five); utility room; family bathroom; and a ground floor cloakroom.

Outside, there is an attractive and well-enclosed rear garden, primarily laid to lawn, encompassing a timber shed with power, two external power points, and a raised patio area. To the front, the property boasts an extensive block paved driveway enabling off-road parking.

Additional attributes include a lean-to accessed from the kitchen; gas central heating; 'Georgian' style double glazing; and a useful store (formerly front section of garage).



Total Area: 1816 ft² ... 168.7 m² (Includes Lean To & Store Excludes Eaves Storage)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.
 This plan is for illustrative purposes only and should be used on such by any prospective purchaser.
 Created by: 1st Image 2025

Council Tax Band: E
Energy Efficiency Rating: D
Tenure: Freehold

WITH OVER... **500** COMPANY REVIEWS NOW RECEIVED

At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



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The property is situated in the highly regarded High Salvington area of Worthing, found on the immediate outskirts of the South Downs National Park, convenient for access to the A27 and A24.

Notably, local bus routes operate along the road, whilst Manor Parade shops and two primary schools can all be found within an approximate radius of 1.5-miles.

Worthing town centre is located within approximately 3-miles and offers a comprehensive shopping area with numerous eateries, mainline railway station, and splendid seafront with historic pier and a wide variety of leisure amenities.

