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Estate and letting agents

7 Highlands Close, High Salvington, Worthing - BN13 3AH

Guide Price £600,000



7 Highlands Close

High Salvington, Worthing

A two bedroom detached bungalow situated within a secluded cul-de-sac forming part of the highly sought after catchment area of High Salvington. The property offers versatile and spacious accommodation currently comprising of an enclosed entrance porch, reception hall, lounge/dining room, kitchen, utility area, office, conservatory, two bedrooms, inner hall, shower room/w.c, separate cloakroom, loft, private driveway, integral garage, front and rear gardens.

Council Tax band: E

Tenure: Freehold

Enclosed Entrance Porch
9′ 1″ x 8′ 0″ (2.77m x 2.44m)
Accessed via a double glazed front door. South and West facing double glazed windows. Wood effect LVT flooring. Textured ceiling. Double glazed door to the reception hall.

Reception Hall
10′ 2″ x 7′ 1″ (3.10m x 2.16m)
Radiator with display shelf over. Central heating thermostat. Built in storage cupboard. Coved ceiling with access to loft space.

Lounge/Dining Room
23′ 1″ x 13′ 7″ (7.04m x 4.14m)
Dual aspect via West facing double glazed windows and East facing double glazed sliding doors to the conservatory. Fireplace with a raised hearth, matching surround and mantle over. Two radiators with display shelf over. Four wall light points. Dimmer switch. Coved ceiling.

Kitchen
12′ 8″ x 8′ 1″ (3.86m x 2.46m)
Fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboard below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset five ring hob with extractor hood over. Fitted oven and grill. Appliance spaces. Part tiled walls. Tile effect vinyl flooring. Radiator. Levelled ceiling with spotlights. East aspect double glazed window and South aspect obscure porthole window. Double glazed door to utility area.

Utility Area
6′ 7″ x 5′ 6″ (2.01m x 1.68m)
South and East facing double glazed windows. Pitched polycarbonate roof. Appliance spaces. Tiled flooring. Opening to conservatory.

Conservatory
15′ 5″ x 12′ 4″ (4.70m x 3.76m)
Dual aspect via South facing double glazed windows and East facing double glazed sliding doors to the rear garden. Pitched polycarbonate roof. Three wall light points. Tiled flooring.



Bedroom One
25′ 8″ x 10′ 9″ (7.82m x 3.28m)
Dual aspect via South and East facing double glazed windows. Five wall light points. Two radiators. Coved and textured ceiling with two ceiling light points. Double glazed doors to conservatory.

Bedroom Two
14′ 8″ x 10′ 1″ (4.47m x 3.07m)
Dual aspect via a South facing double glazed window and West facing double glazed bay window. Fitted bedroom wardrobes. Radiator. Feature wall. Coved ceiling.

Shower Room
8′ 6″ x 7′ 6″ (2.59m x 2.29m)
Fitted suite comprising of a step in shower cubicle with shower unit and tiled surround. Wash hand basin with mixer taps set into vanity unit with drawers and cupboard below. Low level w.c. Chrome ladder design radiator. Tiled walls. Wall mounted electric heater. Coved and textured ceiling with spotlights. Obscure glass double glazed window.

Inner Hall
4′ 1″ x 3′ 11″ (1.25m x 1.19m)
Coved and textured ceiling. Doors to cloakroom and bedroom one.

Office
14′ 5″ x 11′ 3″ (4.39m x 3.43m)
East aspect velux window. Fitted bedroom wardrobes. Feature wall. Radiator. Coved ceiling.





FRONT GARDEN

Laid to shaped lawn with well stocked flower and shrub borders and two circular patio areas.

REAR GARDEN

A further feature of the property due to it's size and seclusion. The first area of garden is paved to the rear of the home and offers ample space for garden table and chairs and with a sun awning. This leads to a second patio area set under a pergola. Area of garden laid to lawn. Various flower and shrub beds and borders. Two outside stores. Outside water tap. To the rear of the plot are two summer houses, two greenhouses and two storage sheds.

DRIVEWAY

1 Parking Space

Private brick block paved driveway providing off street parking for several vehicles and leading to the garage. Side gate to the rear garden.

GARAGE

Single Garage

15'0 x 8'7. Integral garage accessed via an up and over door. Gas and electric meters. Power and light. Wall mounted combination boiler (new 2021). Two obscure glass double glazed windows.



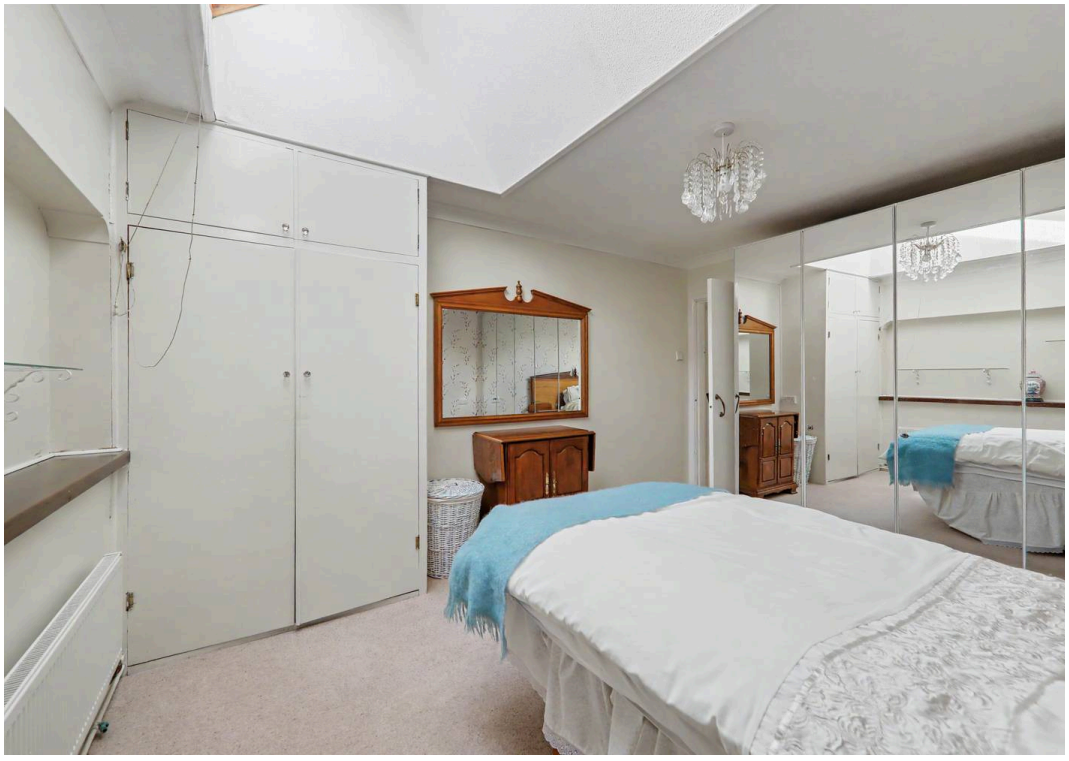












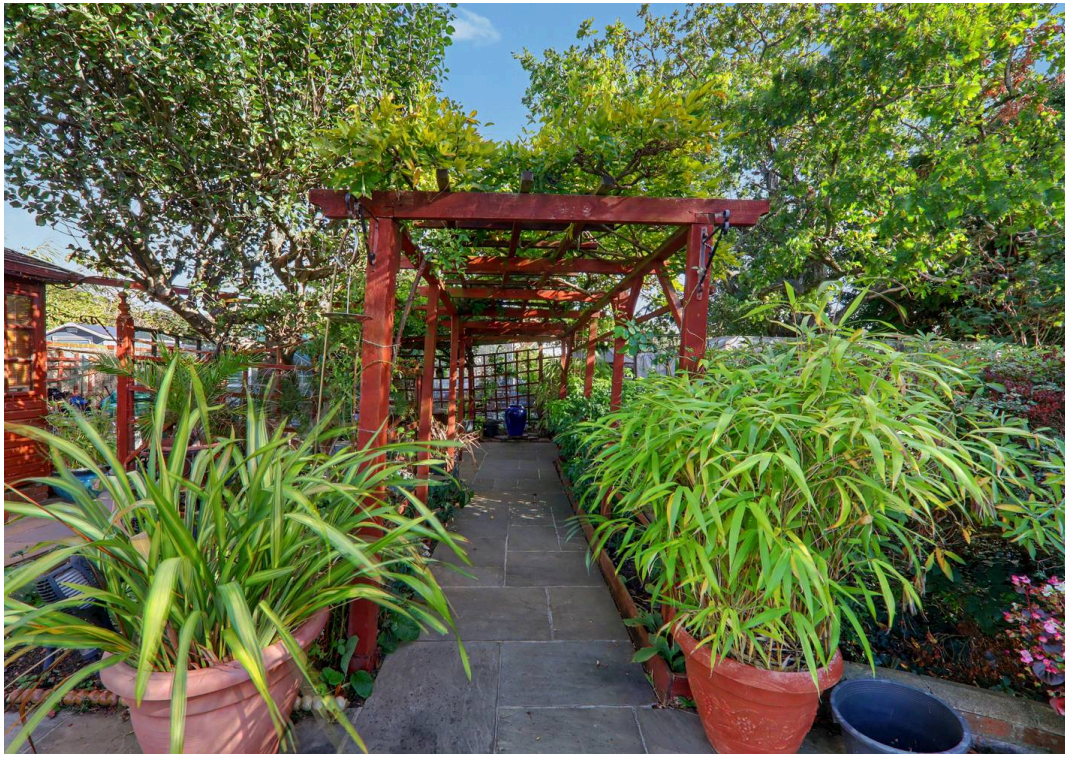






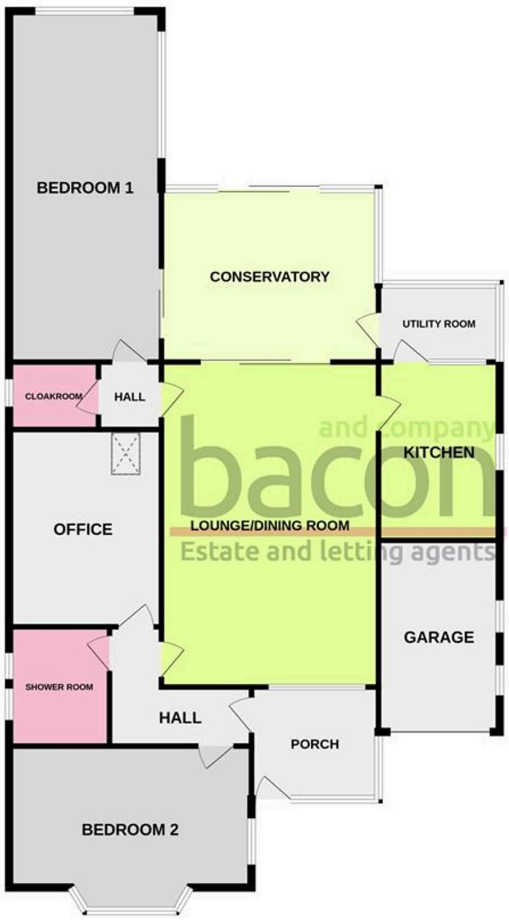








GROUND FLOOR



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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