



**58 Hayling Rise, Worthing, BN13 3AQ**  
**Offers In Excess Of £475,000**

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Estate and letting agents





Deceptively spacious three double bedrooms, two bathrooms, detached chalet in this favoured area of High Salvington. Briefly the accommodation comprises: GROUND FLOOR: entrance porch, 31' lounge/diner, kitchen, two bedrooms and bathroom/wc FIRST FLOOR: third bedroom and bathroom/wc. The property benefits from gas fired central heating and double glazing. Externally there is a block paved driveway providing parking for 3/4 vehicles.

- Favoured High Salvington
- Detached Chalet
- Three Double Bedrooms
- Two Bathrooms
- Gas Central Heating
- Double Glazing
- Parking For Multiple Vehicles









Part glazed front door to:

#### **ENTRANCE HALL**

Double cloaks cupboard. Tiled floor. Radiator. Part glazed door leading into:

#### **LOUNGE**

6.10m x 5.11m (20' x 16'9)

Two radiators. Double aspect with double glazed windows with distant sea view to side. Archway leading to:

#### **DINING ROOM**

3.05m x 2.59m (10'0" x 8'5")

Radiator. Double glazed patio doors to garden.

#### **KITCHEN**

3.05m x 2.31m (10' x 7'7)

Fully tiled. Comprising of rolled top work surfaces with single drainer sink unit with mixer taps. Range of base units comprising of cupboards and drawers. Matching eye level wall units with concealed lighting under. Fitted electric oven. Four ring gas hob with extractor over. Space and plumbing for washing machine. Space for fridge/freezer. Tiled floor. Double glazed window. Double glazed door to garden.

Inner hall leading to:

#### **BEDROOM TWO**

3.81m x 3.73m (12'6 x 12'3)

Mirror fronted fitted wardrobes. Radiator. Double glazed window.

#### **BEDROOM THREE**

3.66m x 2.97m (12 x 9'9)

Radiator. Double glazed window.

#### **BATHROOM/WC**

2.82m x 2.57m (9'3 x 8'5)

Half tiled. White suite comprising of corner bath. Pedestal wash hand basin. Close couple WC. Radiator. Double glazed window.

Stairs from Lounge to First Floor Landing

#### **FIRST FLOOR LANDING**

Two fitted storage cupboards. Eve storage cupboards. Linen cupboard housing hot water tank with immersion. Gas fired boiler supply hot water and central heating.

#### **BEDROOM ONE**

4.14m x 3.96m (13'7 x 13')

Double aspect with double glazed window and velux double glazed window having distant sea views and views across Worthing. Eve storage cupboard. Radiator.

#### **BATHROOM/WC**

Fully tiled. Bathroom suite comprising of panelled bath with mixer taps/shower attachment. Step in shower cubicle and fitted chrome shower. Glazed shower screen. Pedestal wash hand basin. Close couple WC. Radiator. Velux double glazed window.

#### **OUTSIDE**

#### **PRIVATE DRIVE WITH FURTHER PARKING**

Block paved withstanding for 3/4 vehicles.

#### **FRONT GARDEN**

Laid to lawn with mature flower boarders. Side gate leading to:

#### **REAR GARDEN**

Paved patio with remainder being laid to lawn. Mature shrub and bush boarders. Outside water tap. Garden shed in need of repair.

#### **Required Information**

Council tax band: D

Draft version: 1

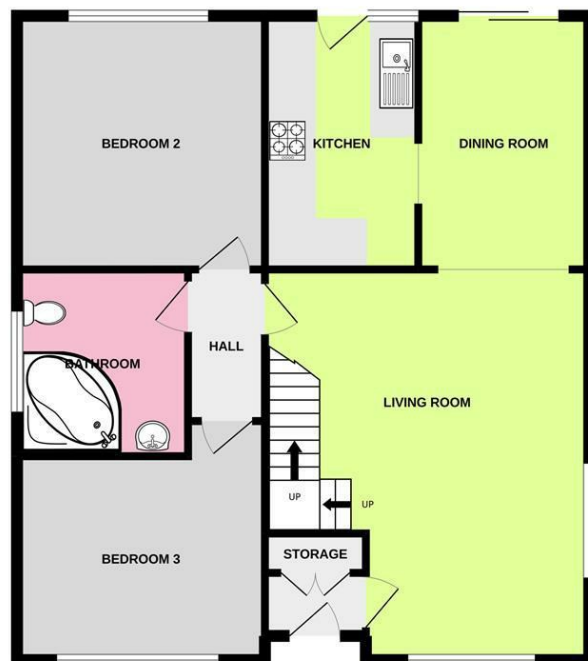
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



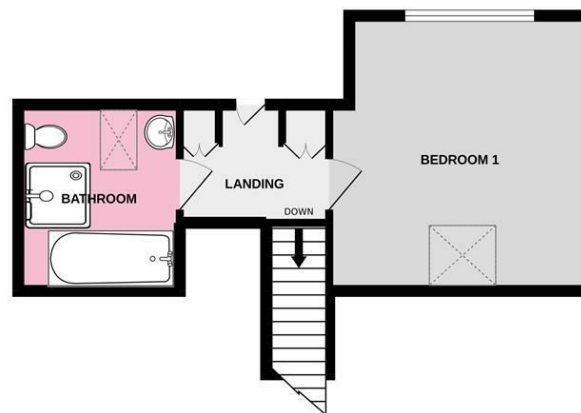




GROUND FLOOR



1ST 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(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	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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