



67 Furze Road, High Salvington, Worthing, BN13 3BH

Price £835,000

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****HOUSE WITH ANNEXE**** Rare opportunity to purchase this delightful detached three bedroom residence offering versatile accommodation plus self contained one bedroom annexe. Affording panoramic views and situated adjacent to the South Downs National Park in the sought after area of High Salvington. The property combines a wealth of character with a contemporary style. The accommodation briefly comprises: Impressive entrance hall, ground floor cloakroom. 28' South facing lounge featuring log burner, South facing sun room/study, dining room, luxury fitted kitchen with separate utility room, three bedrooms, and two bathrooms both being en-suite. SELF CONTAINED ANNEX. Private entrance, South facing lounge with sun lounge, modern kitchen, double bedroom with modern en-suite shower/wc. Private garden. Both properties benefit from gas fired central heating and double glazing. Externally there is a private drive with in and out driveway additional parking for four/five vehicles. Delightful south facing rear garden with summerhouse and veranda.

- HIGH SALVINGTON -WITH ANNEXE
- Adjacent South Downs with Uninterrupted Stunning Views
- Detached Character House with Self contained Annexe
- Luxury Kitchen/diner
- 3 Bedrooms plus one Bedroom Annex
- 3 Reception Rooms
- South Facing Gardens
- Private Drive Way and Parking



Oak front door leading to:

ENTRANCE VESTIBULE

Tiled floor. Glazed double doors leading to:

ENTRANCE HALL

Part wood panelled walls with oak panelled storage cupboards. Radiator. Further storage cupboard.

SUPERB TRIPLE ASPECT LOUNGE

8.61m x 5.05m (28'3 x 16'7)

Feature fireplace with multi fuel burner. Two radiators. Triple aspect with double glazed windows. Part glazed door through to :

SUN LOUNGE/STUDY

3.66m x2.64m (12' x8'8)

Triple aspect with double glazed windows and double glazed door leading out to garden.

DINING ROOM

3.89m x 3.35m (12'9 x 11')

Double aspect with double glazed windows. Radiator. Oak flooring. Door from hallway and opening through to:

LUXURY L SHAPED KITCHEN

4.93m x 3.71m max (16'2 x 12'2 max)

Modern fitted kitchen comprising work surfaces with inset single drainer sink unit with mixer taps. Excellent range of base units comprising of cupboards and drawers. Matching range of wall units with concealed lighting under. Integrated dishwasher. Feature 'Belling' range cooker with chimney style extractor cooker hood over. Large american style fridge/freezer. Recessed ceiling spotlighting. Double glazed windows and 'Velux' double glazed window. Stable style door leading through to:

UTILITY ROOM

2.95m x 1.45m (9'8 x 4'9)

Part tiled. Matching range of units comprising cupboards and drawers. Space and plumbing for washing machine and tumble drier. Double glazed window. Tiled floor. Stable type door leading to outside . Further door from utility room leading to:

SUN LOGGIA

Storage cupboards . Power and light. Double glazed door to rear garden.

Inner Hall with door from entrance hall and leading to:

GROUND FLOOR CLOAKROOM

Modern white suite comprising close coupled wc. Vanity unit with wash hand basin and storage cupboard. Stained glass window. Radiator. Recessed ceiling spotlighting.

BEDROOM 3

2.97m x 2.67m max into wardrobe (9'9 x 8'9 max into wardrobe)
Mirrored wardrobe with adjoining alcove with light and storage.
Shelved linen cupboard housing gas fired boiler for hot water and central heating. Recessed ceiling spotlighting. Double glazed window. Radiator.

Internal oak door from entrance hall with stairs having part panelled walls leading to:

FIRST FLOOR LANDING

Stained glass window. Radiator. Recessed ceiling spotlighting.

BEDROOM 1

4.72m x 5.18m into bay (15'6 x 17' into bay)

Double aspect with double glazed windows having superb views across Worthing having down land and distant sea views. Fitted range of wardrobes with matching bedroom furniture. Walk in eaves cupboard. Radiator. Door to:

EN-SUITE SHOWER ROOM/WC

Fully tiled. Walk in shower with glazed screen and independent chrome shower unit. Bidet. Close coupled wc. Vanity unit with wash hand basin and cupboards under. Vertical radiator and chrome heated towel rail. Recessed ceiling spot lighting. 'Velux' double glazed window.

BEDROOM 2

4.98m x 3.18m into bay (16'4 x 10'5 into bay)

Fitted wardrobe. Built in wardrobe/storage cupboard. Double glazed window. radiator. Door to:

EN- SUITE BATHROOM/WC

Majority tiled walls. Bathroom suite comprising panelled bath with telephone style mixer taps with shower attachment. Glazed shower screen. Close coupled wc. Vanit unit with wash hand basin and storage cupboards under. 'Velux' double glazed window. Vertical chrome radiator.

SELF CONTAINED ANNEXE

Double glazed front door leading into:

ANNEXE LOUNGE/DINER

5.00m x 2.34m (16'5 x 7'8)

Vertical Radiator. Double glazed sliding patio doors leading out to:

ANNEXE SUN LOUNGE

2.92m x 1.09 (9'6" x 3'6")

Double glazed window. Stone floor. Glazed door leading out to private garden

ANNEXE KITCHEN

2.57m x 1.60m (8'5 x 5'3)

Modern fitted kitchen with work surfaces having matching splashback and inset single drainer stainless steel sink unit. Base units incorporating cupboards and drawers. Matching eye level wall units. Fitted oven. Fitted hob with chimney style extractor over. Washing machine. Tall fridge freezer. Recessed ceiling spot lighting. Double glazed window with Superb down land and distant sea views.

ANNEXE BEDROOM

3.78m x 3.00m (12'5 x 9'10)

Mirror fronted wardrobes. Double glazed window. Radiator. Cupboard housing gas fired boiler supplying hot water and central heating. Door to :

ANNEXE BATHROOM

Part tiled. Walk in double shower with independent chrome shower and shower screen. Vanity unit with wash hand basin and cupboard under. Close coupled wc. Double glazed window. Vertical chrome towel rail. Recessed ceiling spotlights.

SOUTH FACING REAR GARDEN

Delightful secluded walled rear garden. Majority laid to lawn with mature flower and shrub borders. Decked veranda with distant views. 14' x 9' Summerhouse/workshop.

PRIVATE DRIVE

In and out driveway accessed by five bar gates. Leading to natural stone driveway providing parking for four to five vehicles.

FRONT GARDEN

Walled as above with additional mature flower beds and borders.

Required Information

Council tax band: F

Draft version: 1

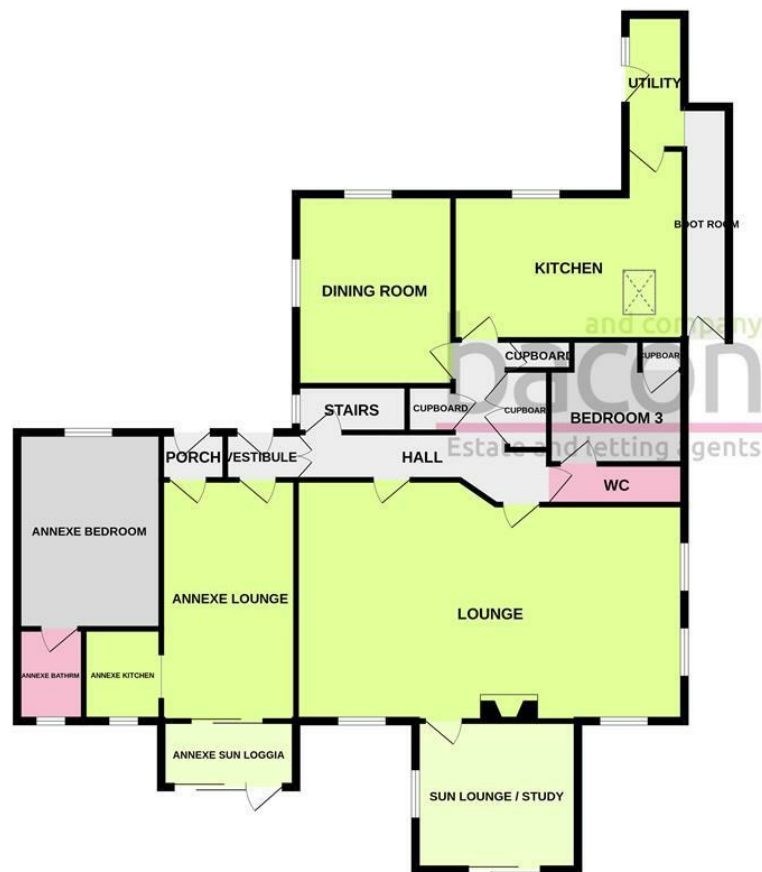
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



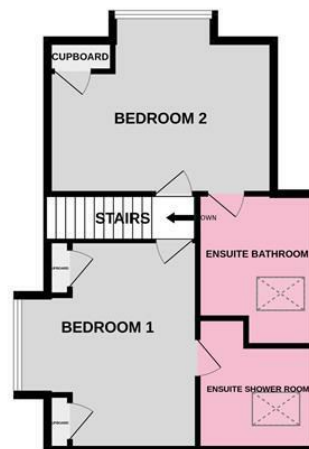




GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk