



48 Salvington Hill, Worthing, BN13 3AZ  
Guide Price £450,000

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A two double bedroom detached bungalow situated within the highly sought after catchment area of High Salvington. The accommodation consists of a reception hall, lounge, kitchen, conservatory, two bedrooms, bathroom/w.c, loft, private driveway, garage, front and rear gardens. \*\*Scope for further extension, subject to required consents\*\*

- Detached Bungalow
- Two Bedrooms
- High Salvington Catchment
- Good Sized Grounds
- Double Glazed Windows
- Gas Central Heating
- Driveway & Garage
- Viewing Recommended









### Reception Hall

Accessed via a leaded light double glazed front door. Radiator. Central heating thermostat. Coved ceiling with access to loft space.

### Lounge

4.27 x 3.66 (14'0" x 12'0")  
Dual aspect via East and South facing double glazed windows. Radiator. Dimmer switch. Coved ceiling.

### Kitchen/Breakfast Room

3.66 x 2.67 (12'0" x 8'9")  
Re-fitted suite comprising of a single drainer sink unit having mixer taps and storage cupboards 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 and fitted oven and grill below. Cupboard housing the homes central heating boiler. Space for dining table and chairs. Radiator. Wood effect vinyl flooring. Dimmer switch. Coved and textured ceiling. North and East aspect double glazed windows. Part glazed door to conservatory.

### Conservatory

2.44 x 2.13 (8'0" x 7'0")  
Triple aspect via East, North and South facing double glazed windows. Tile effect vinyl flooring. Radiator. Space for washing machine, tumble dryer and upright fridge/freezer. Wall light point. Pitched roof. Double glazed door to rear garden.

### Bedroom One

3.66 x 3.05 (12'0" x 10'0")  
West aspect via leaded light double glazed windows. Radiator. Coved ceiling.

### Bedroom Two

3.66 x 2.44 (12'0" x 8'0")  
West aspect via leaded light double glazed windows. Radiator. Coved ceiling.

### Bathroom/W.C

Fitted suite comprising of a panelled bath having twin hand grips and shower unit and screen over. Pedestal wash hand basin. Push button w.c. Tile effect vinyl flooring. Tiled walls. Chrome ladder design radiator. Levelled and coved with extractor fan. Obscure glass double glazed window.

### OUTSIDE

#### Front Garden

Laid to lawn and hardstanding with flower and shrub borders.

#### Rear Garden

Secluded and with the first area of garden being paved to the rear of the home and leading to a large patio area having ample space for garden table and chairs. The remainder of garden is then laid to lawn with flower and shrub beds and borders. Outside water tap. Original flint walls.

#### Private Driveway

Providing off street parking for three to four vehicles.

#### Garage

4.88 x 2.44 (16'0" x 8'0")  
Detached and brock built. Accessed via an up and over door. Double glazed window. Door to rear garden.

#### Council Tax

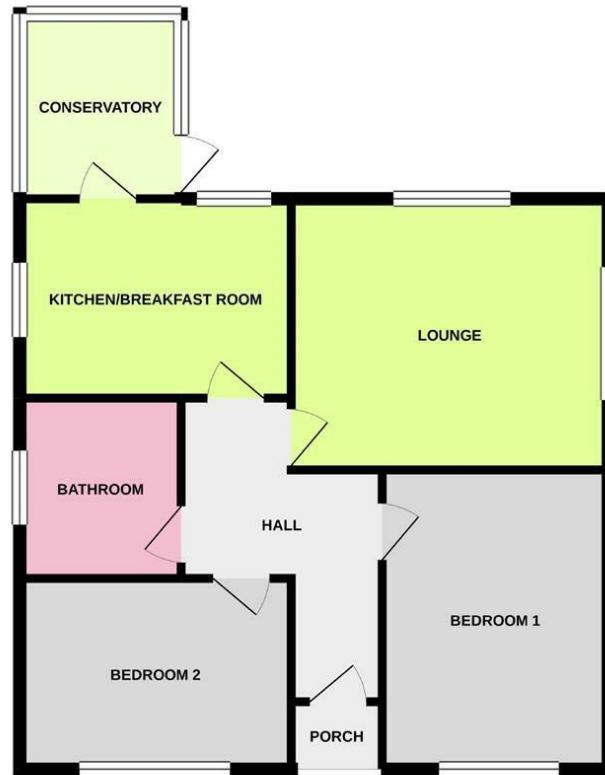
Council Tax Band D







# 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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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>67</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<br>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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