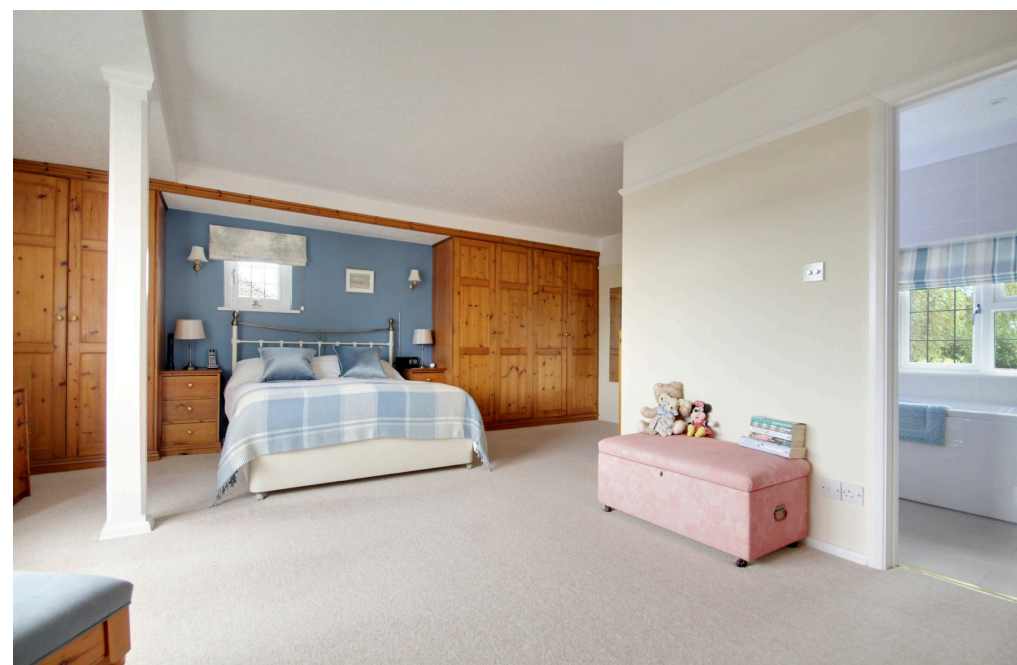




Foxley Lane | High Salvington | BN13 3AB  
Guide Price **£875,000**



We would love to offer to market this substantial 1920's detached house with South facing rear garden and character features. This property benefits a spacious triple aspect living room, conservatory, dining room with open fire, kitchen/breakfast room, utility room, cloakroom/wc, four bedrooms, the master has en-suite, bathroom and separate wc. Double garage and off road parking.



Property details: Foxley Lane | High Salvington

## Key Features

- Beautiful Detached House
- Well Presented & Period Features
- Four Bedrooms
- Triple Aspect Living Room
- Seperate Dining Room
- Spacious Kitchen/Breakfast Room
- Utility Room & Cloakroom/WC
- Mater Bedroom With En-Suite
- Double Garage & Off Road Parking
- Exclusive High Salvington



**4 Bedrooms**



**2 Bathrooms**



**3 Reception Rooms**

### INTERNAL

Original solid oak doors leads you into the porch. Stained glass door into the entrance hall with under stairs cupboard. Good sized living room with a triple aspect and remote control gas fire with limestone surround. French doors leading into conservatory which boasts lovely rear garden views. Dining room with open fireplace and bay window overlooking the rear. Large kitchen/breakfast room with a good selection of base and wall units with worktop over, inset sink and drainer, hob with extractor over, integrated mid level oven and grill, space for dishwasher, pantry cupboard and space for tables and chairs. Door to spacious utility room with space for white goods, this leads to a covered area which takes you into the double garage. Ground floor cloakroom/wc. On the first floor are four bedrooms, the spacious master bedroom has fitted wardrobes and modern en-suite with bath, shower, wc and wash hand basin. Bedrooms two and three have lovely sea views and bedroom four has a dual aspect. Bathroom and separate wc are also on this floor.

### EXTERNAL

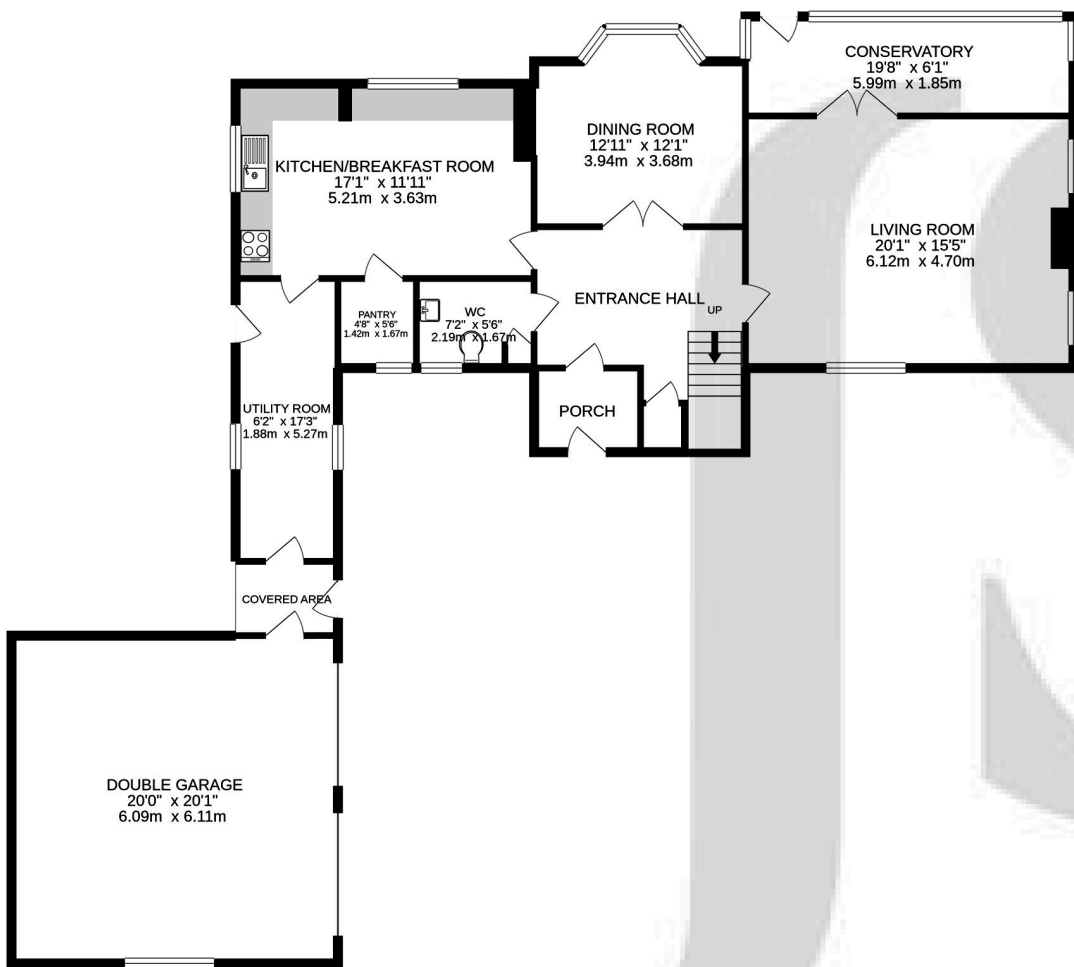
Private gravel drive benefits off road parking and leads to the double garage, which has two up and over doors. Pretty trees, shrubs and flower borders with some lawned area, access to rear of property. Good sized South facing rear garden which is mainly laid to lawn with patio area, fish pond and plenty of shrubs and flowers.

### SITUATED

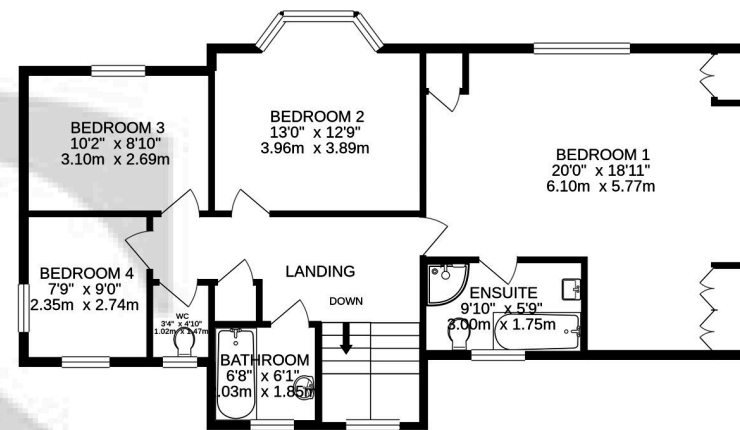
A sought after location in High Salvington which is situated on the slopes of the South Downs, close to the picturesque surroundings of the South Downs National Park. The area with its historical windmill is within three miles of Worthing town centre and seafront. Local shops in nearby Findon Valley. The A24 and A27 which provide access to the towns of Horsham, Brighton and Chichester, are each within 1/4 mile. The area is well served by schools of most denominations including the popular Vale First and Middle School.



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Property Details:

Floor area as quoted by EPC: 1926SqFt

Tenure: Freehold

Council tax band: F

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.

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.