



**IAN WATKINS**  
Estate Agents

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[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Salvington Hill, High Salvington, West Sussex, BN13 3BB

**DELIGHTFUL DET RESIDENCE IN HIGHLY SOUGHT AFTER HIGH SALVINGTON AREA**

- Two Double Bedrooms
- Impressive Lounge
- Separate Dining Room
- Sun Lounge
- Large Driveway
- Two Bathrooms & WC
- Large Garage & Store
- Mature Feature Rear Garden

**£550,000 FREEHOLD**

Helping you find your home

Ian Watkins Estate Agents are pleased to offer this delightful detached character residence in High Salvington, set within a generous plot on sought-after Salvington Hill, offers a rare opportunity to create something truly special. Requiring modernisation, the property retains a wonderful sense of charm and presents superb scope for a sympathetic improvement, reconfiguration or extension, subject to the necessary consents.

The accommodation extends to approximately 1,366 sq ft and includes an impressive reception room, separate dining room, kitchen, sun lounge, bathroom and separate WC to the ground floor. Upstairs, there are two double bedrooms, useful eaves access and a further bathroom.

Outside, the substantial mature garden is a standout feature, offering an attractive and established setting with excellent space for family life, outdoor entertaining or future landscaping. A large garage, adjoining store and driveway further enhance the practicality of the home. Positioned in one of Worthing's most desirable elevated locations, this is a truly exciting opportunity.

Accommodation in brief comprises:

### **SPACIOUS ENTRANCE HALL**



### **LOUNGE/DINING ROOM - 6.71m x 4.88m (22' x 16')**

Measurements into bay.

### **DINING ROOM - 3.76m x 3.25m (12' 4" x 10' 8")**

### **KITCHEN - 3.71m x 2.74m (12' 2" x 9')**

### **BATHROOM/WC**

### **SUN LOUNGE - 3.61m x 2.46m (11' 10" x 8' 1")**

### **BEDROOM ONE - 3.76m x 3.63m (12' 4" x 11' 11")**

### **BEDROOM TWO - 3.84m x 3.23m (12' 7" x 10' 7")**

### **EN SUITE BATHROOM/WC**

### **OUTSIDE**

### **FEATURE LARGE WEST FACING REAR GARDEN**



### **FRONT GARDEN**

### **LARGE PRIVATE DRIVEWAY**

### **LARGE GARAGE AND STORE**

**VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS**

**OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed**

**Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD**

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.