



HAYLING RISE, BN13
£750,000 FREEHOLD

Winkworth

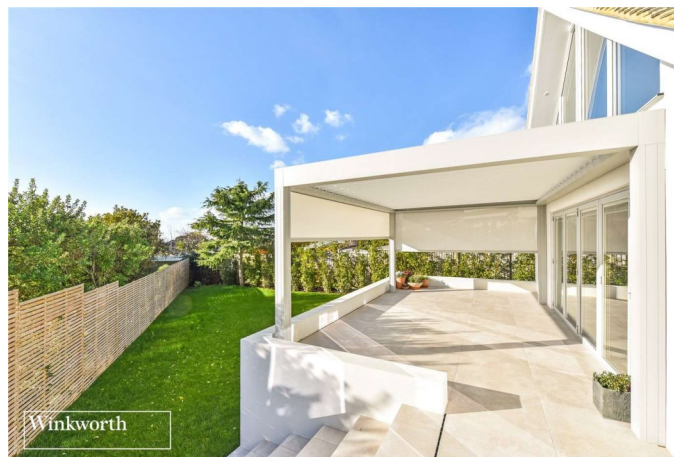


HAYLING RISE, BN13

Winkworth is extremely delighted to offer this truly engaging, dramatic and indulgent home with design-led interiors and fabulous views. Situated toward the higher point within the semi-rural location of High Salvington nestled at the foot of the South Downs this stunning abode is in our opinion a must see.

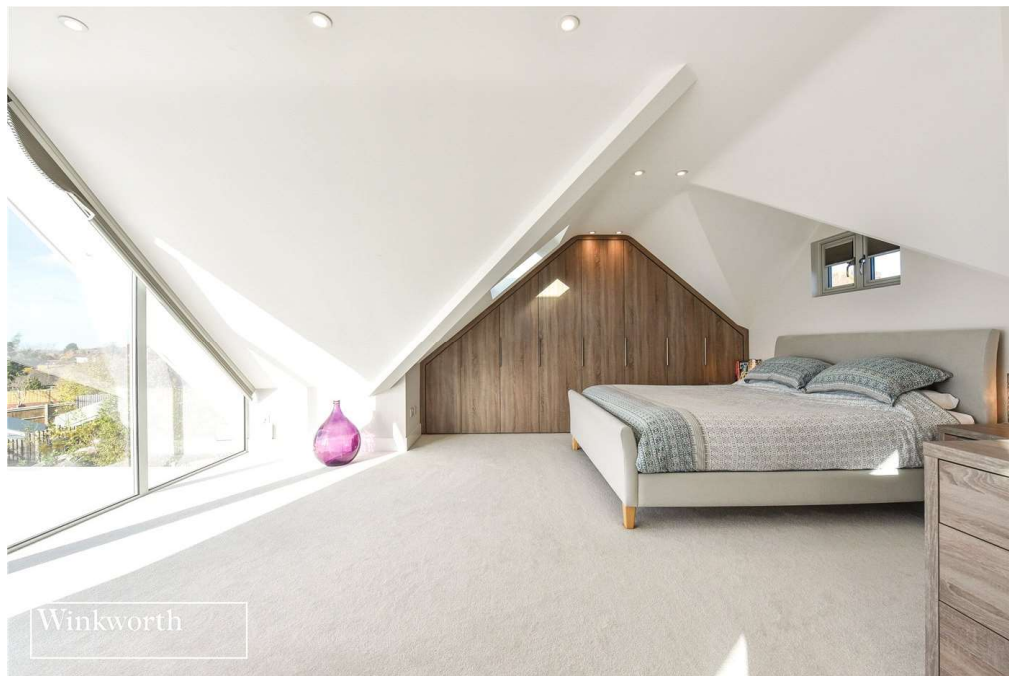
Subject to a comprehensive refurbishment and enlargement in recent years to a high standard to meet our vendors' discerning taste this home is ready to be enjoyed. Finished with a contemporary yet homely feel there is a lovely sense of well-being through this bright home with light-filled interiors finished in a calm palette of colours.

Approached over a resin driveway with ample parking for several cars you enter through a bespoke wooden door into a welcoming hall with an open oak staircase and coats cupboard. The tiled floor by Porcelanosa is heated underfoot with the whole house having underfloor heating serviced by a gas boiler within the garage. The rear open plan reception is stunning with clearly defined areas for seating, eating cooking. The whole space is naturally lit with a vast expanse of glass incorporating bi-fold and French doors to the terrace. The kitchen is beautifully appointed with a range of tall wall units and an island housing twin Siemens ovens, fridge, freezer, dishwasher and an induction hob with downdraft extractor. In keeping with the clean lines is a Casastine Quartz concrete worktop with inset sink and a Quooker tap with hot and cold plus carbonated water. The reception area boasts a remote fireplace above bespoke cabinetry. There are four bedrooms through the property however our vendors are using one as a separate dining room. The downstairs bedroom boasts an en suite shower room and there is a family bathroom to the ground floor.



To the first floor from a landing with a utility cupboard is a fourth bedroom with large storage room and Velux windows. The principal bedroom is stunning with a pitched floor to ceiling window providing the most stunning outlook with distant sea views. A range of fitted wardrobes has shelving and hanging space and there is a complimenting set of drawers. The en-suite is finished to the same high standard as throughout the property with a suite comprising a walk-in shower, basin and w.c.

Externally this fine home has a south-facing garden with a substantial terrace from the rear reception space. An electronic awning has been installed by Renson. This amazing addition has rain sensitive blades that close to create a dry space to dine and can be remotely adjusted along with blinds for summer entertaining. Below the terrace is a good-sized garden laid to lawn with established planting and contemporary fencing. External storage is in the form of a brick-built store and a garage with electric door, power and light along with plumbing for m=washing machine and dryer.

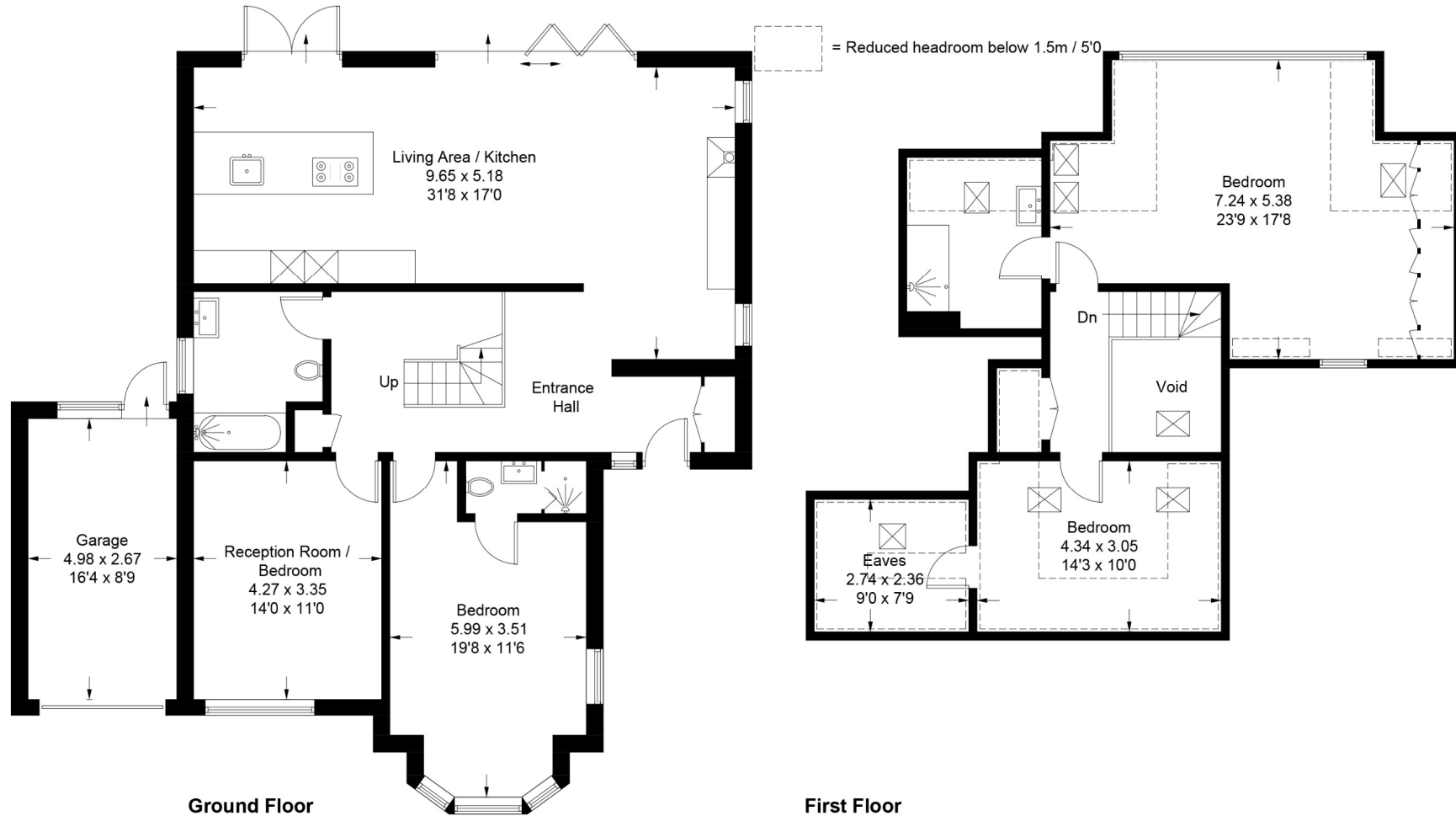


93 Hayling Rise, BN13 3aq

Approximate Gross Internal Area = 168.1 sq m / 1809 sq ft (Excluding Void)

Garage = 13.4 sq m / 144 sq ft

Total = 185.5 sq m / 1953 sq ft



Ground Floor

First Floor

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2020.

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