



FURZE ROAD, WEST SUSSEX, BN13
GUIDE PRICE £900,000 - £950,000 FREEHOLD

Winkworth



FURZE ROAD, WEST SUSSEX, BN13

'Javea' is a substantial detached home within the sought after High Salvington area bordering the South Downs. Built to a high standard in the late 1970s by the developer of substantial homes in the local vicinity for his own family it is the first time the property has come to market. Nestled in a private corner plot affording distant sea views in two directions this fantastic home has a flexible layout with interiors totalling 3142sqft.

Improved and enlarged over the years the property has been extended to suit our vendors family and lifestyle. Our floorplan shows the extent of the well-planned accommodation which is over two light-filled floors. The interiors include but are not limited to; a separate one-bedroom annexe with a separate kitchen, reception, bedroom and bathroom. The main house with a spa room, four double bedrooms, boot room, utility, kitchen, conservatory, a substantial reception, family bathroom, en suite and double garage. The house is double glazed throughout, has gas central heating with an additional hot water solar system and has been maintained to include annual boiler serving and a full electrical survey in 2018.

Externally this house excels, it's on a fantastic plot on the upper part of High Salvington at the foot of the South Downs National Park. The elevated position provides privacy and gives a superb open outlook from several points especially from the substantial roof terrace. The house sits fairly central to the plot with ample off-street parking for several vehicles behind tall privacy hedging and additional within a double garage with remote controlled electric up and over door. The rear garden is a particular feature being south facing there are defined areas in which to relax in the sun from a patio to the rear of the Swim spa to the elevated terrace from the reception and conservatory along with the sizeable lawn. Plentiful colour abounds with a thoughtful arrangement of flower beds and raised brick-built planters with a variety of flowers and specimen trees adding privacy. To the rear of the annexe, there is a private courtyard that is hard landscaped having a lean-to sunroom again with a good deal of privacy for a staying guest or relative.

'Javea' is located at one of the highest points within High Salvington Just moments away from the popular Sussex Downs and landmark Salvington Mill, a local shop is also within 300 yds. Findon Parade with a range of day-to-day shopping plus doctors surgery, dentist and vets is a healthy walk past the Gallops as is The Vale school. The A24 with access to Horsham, London, Surrey is within half a mile as is the A27 to Brighton and Chichester. Worthing Town centre is easily accessible by road or by bus with a stop nearby.





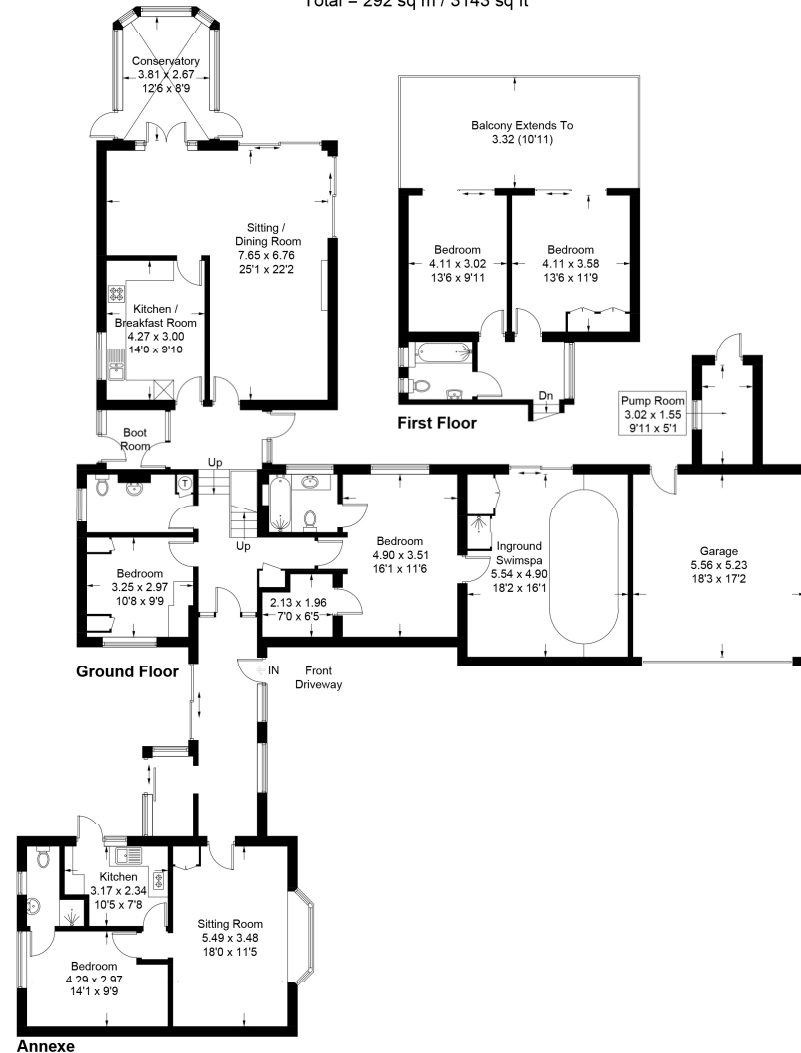
High Salvington, BN13 3BH

Approximate Gross Internal Area = 258 sq m / 2777 sq ft

(Including Annexe / Inground Swimspace)

Garage / Pump Room = 34 sq m / 366 sq ft

Total = 292 sq m / 3143 sq ft



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 2021.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | 77 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-10) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Worthing | 01903 216219 | worthing@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth