



WEST HILL CLOSE, BN13
£995,000 FREEHOLD

Winkworth



WEST HILL CLOSE, BN13

Cissbury Lodge, an immaculate home occupying a private elevated position with breath-taking views of the South Downs. Regarded as being one of if not the highest plots within High Salvington this substantial property is designed to make the most of the outlook providing the sizable rooms with open vistas to the rear.

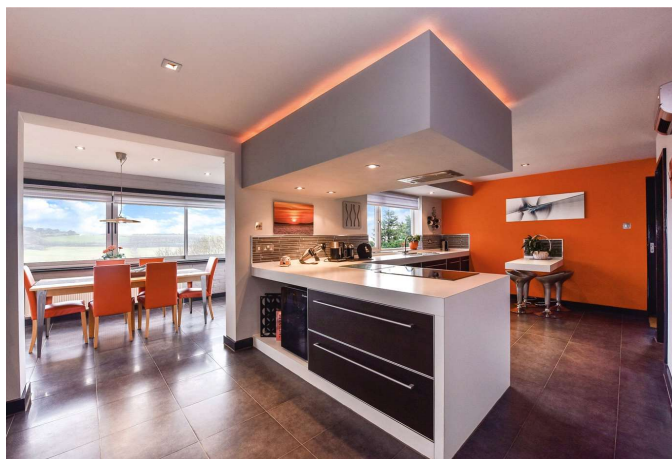
Totalling 3525sqft this fabulous home boasts light-filled interiors with substantial rooms on two floors. The feel throughout is that of space with each of the rooms large enough for family living and having potential in the layout to accommodate multi-generational living. The finish is exemplary with a contemporary touch to the interiors and a modern exterior.

Our floorplan provides details of the room layouts and dimensions of this fine home. Built by our vendors to their specification they had input into the design and layout and forward planned for potential rearrangement of accommodation. The ground floor comprises of a central reception hall with cloakroom. The kitchen diner is stunning with a range of wall and base units in a contemporary style and an open dining area with one of the finest views of Cissbury Ring. An adjoining utility room has space for a washing machine and an additional sink. The main reception has ample room for the whole family again boasting those views of the South Downs. The dining room is open to the hallway creating a superb entertaining space. A family room sits next to a large study which could form downstairs living if required as there is plumbing available to create a bedroom suite.

To the first floor are three double bedrooms all facing out over Findon Valley to the Downs. The larger of the three has a beautifully appointed en-suite and there is an additional family bathroom with bath, shower, w.c and basin. The master suite is quite simply superb! Having the feel of a boutique hotel suite the sleeping area is vast with storage kept out of the way with two walk-in wardrobes boasting bags of storage. The en suite bathroom is modern in design with a suite comprising of a bath, shower, basin and w.c.

Externally the property sits deep within its plot. The close is itself extremely private being at the top of a quiet lane leading to the South Downs, Cissbury Lodge is tucked away behind gates with a large block paved driveway for multiple vehicles. A large double garage with power and light along with electric doors provides secure additional parking and there is the benefit of a gated area to the side. To the rear is a beautiful lawned garden with wall and fence enclosed borders plus established planting. A decked area is perfect for chilling out whilst soaking up the views and for alfresco dining.

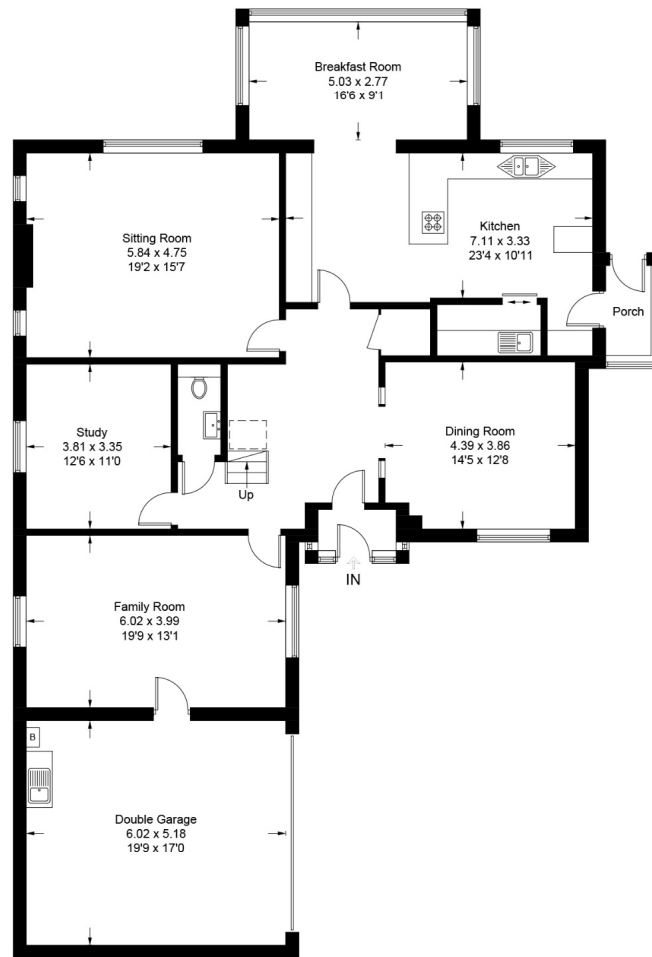
In summary, this home is quite simply superb. You have to view first-hand to appreciate the position of Cissbury Lodge along with the total privacy, engaging vistas and further potential. Our vendors have maintained this home to a high standard and know every inch inside out having built it and loved it for many years. Now is the time to move on and Cissbury Lodge is available for another family to enjoy



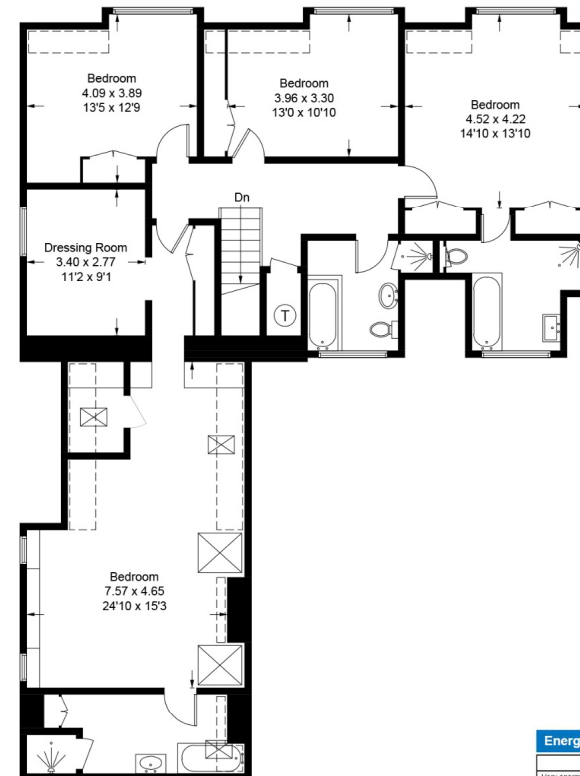


Cissbury Lodge, West Hill Close, BN13 3SE

Approximate Gross Internal Area = 327.5 sq m / 3525 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 Emzoo Marketing 2020.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(90-100) A		
(80-89) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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