Robert Luff & Co

# Hayling Rise, Worthing

## Freehold - Asking Price £850,000

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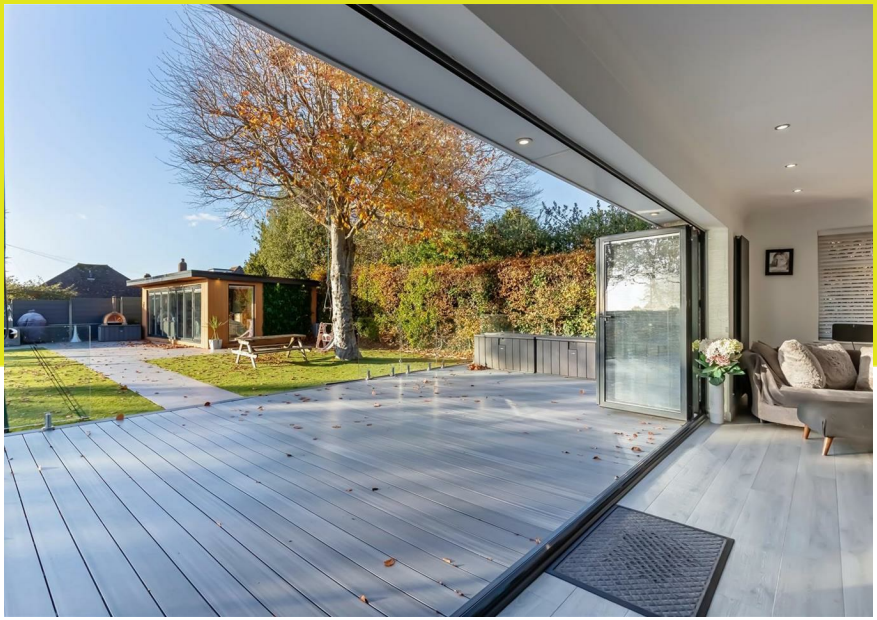

## High Salvington, Worthing | At the foot of the Sussex Downs

We are delighted to present this exceptional detached five-bedroom home, perfectly positioned in a highly sought-after location in High Salvington at the foot of the National Trust–protected Sussex Downs. Recently remodelled and fully renovated throughout, this impressive two-storey property offers a wonderful blend of style, space and seclusion. A long private driveway leads to a generous rear plot with extensive parking - including space for a motorhome – as well as a double garage. The property also benefits from a newly installed alarm system and external security cameras, providing added peace of mind.

From the moment you step inside, the impressive vaulted ceiling in the entrance hall sets the tone for the craftsmanship and quality on offer.

## Key Features

- Five double bedrooms
- Four luxurious bathrooms (two en suite)
- Fully remodelled and renovated throughout
- Stunning kitchen/breakfast room with quartz island & Bosch appliances
- Dual aspect living room with log burner
- Full-width bi-fold doors to rear
- West-facing private garden
- Log cabin (office/gym/bar)
- Double garage & extensive parking including motorhome space
- Long private driveway | No forward chain

### Ground Floor

A striking entrance hall with a vaulted ceiling creates an immediate wow factor upon arrival. This level offers two beautifully appointed bedrooms, both of which benefit from air conditioning, including a master bedroom with a luxury refitted en suite shower room. A superbly refitted contemporary family bathroom complements the space. The stunning kitchen/breakfast room features high-end Bosch appliances, an induction hob, and an impressive quartz-stone central island with seating for up to six, forming a true social hub. With space for a wall-mounted TV and a seamless entertaining flow, the room is further enhanced by full-width bi-fold doors opening onto the garden, flooding the area with natural light. Completing the ground floor is an elegant dual-aspect living room with a feature fireplace and log burner, offering tranquil views over the garden and beyond, and also benefiting from air conditioning.

### Lower Ground Floor

The lower ground floor comprises three further beautifully presented double bedrooms, including a principal bedroom with a refitted en suite shower room. An additional refitted family bathroom serves this level, ensuring excellent accommodation for family or guests. A practical utility room provides space for a washing machine, tumble dryer, and boiler, keeping household tasks conveniently tucked away.

### Outside

The west-facing rear garden enjoys wonderful evening sun and offers superb privacy, being both peaceful and not overlooked. Designed for low maintenance, it features an Astroturf lawn, stylish composite decking, and a tasteful patio area ideal for outdoor dining. A large log cabin provides versatile use as a home office, gym, bar, or creative retreat. The property also benefits from extensive off-road parking for multiple vehicles, a double garage, and a long private driveway, offering exceptional privacy and convenience.

### Location

High Salvington is one of Worthing's most desirable residential areas, offering peace, elevation and immediate access to the beautiful Sussex Downs. Local amenities, excellent schools, Worthing town centre, and transport links are all within easy reach, making this an ideal home for families, commuters or anyone seeking a high-quality lifestyle in a semi-rural yet well-connected location.

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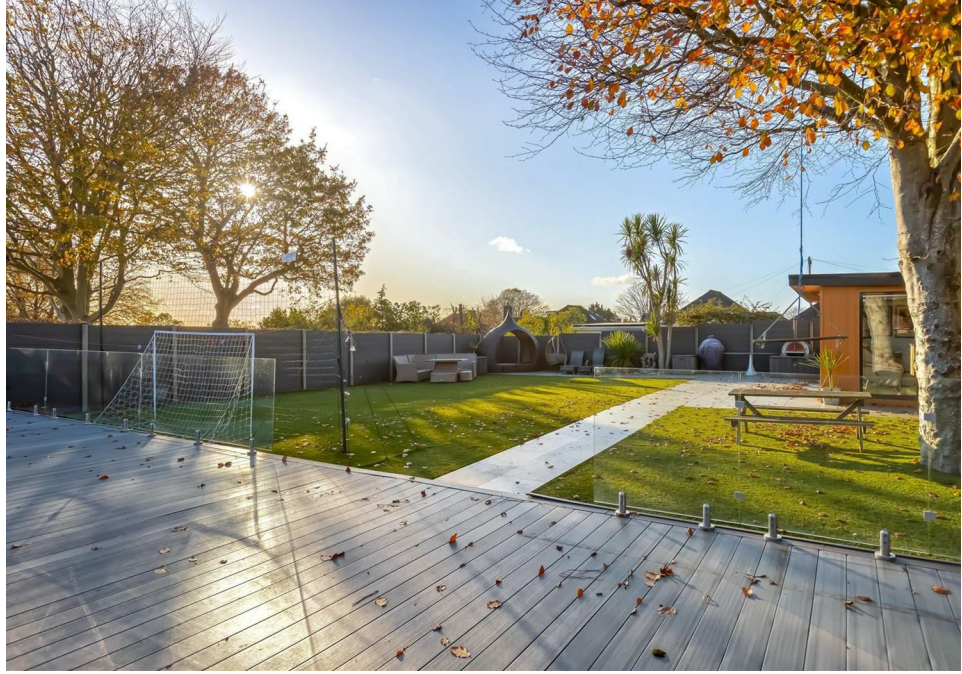

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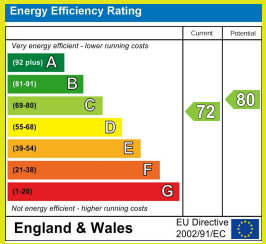
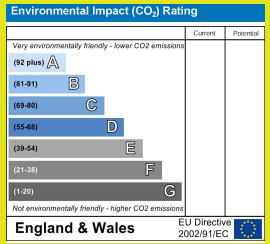
# Floor Plan Hayling Rise

Total area: approx. 145.4 sq. metres (1564.7 sq. feet)




The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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