



Ashcombe Lodge Broadview Gardens, High Salvington, Worthing,  
Offers over £800,000





# Ashcombe Lodge Broadview Gardens

High Salvington, Worthing, BN13 3DZ

- Beautifully presented five/six bedroom family home
- Two ground floor bedrooms with master boasting en-suite
- Stylish modern extension with bifold doors opening onto the garden
- Driveway parking for up to four vehicles
- Conveniently located close to local amenities, excellent schools, and the South Downs
- Ample off road parking
- Potential to extend into the loft (subject to planning permission)
- Luxury fitted kitchen
- Situated in the highly desirable High Salvington area

James & James Estate Agents are delighted to bring to market this exceptionally spacious and greatly improved versatile detached house in favoured High Salvington.

In brief the accommodation comprises entrance vestibule, spacious entrance hall, ground floor cloakroom, snug/lounge, triple aspect living room with two roof lanterns, dining room with roof lantern and opening onto luxury fitted kitchen. There are two double bedrooms on the ground floor, with the main bedroom having en-suite bathroom with twin sinks into vanity unit.

To the first floor there is a glass balustrade on the landing which gives access to three further double bedrooms and the family bathroom.

Externally the front garden is arranged as brick block paving providing off road parking for several vehicles, whilst the West facing rear garden is a particular feature of the property being laid predominantly to lawn with areas of Indian sandstone patio and maturing tree and shrub lined borders.

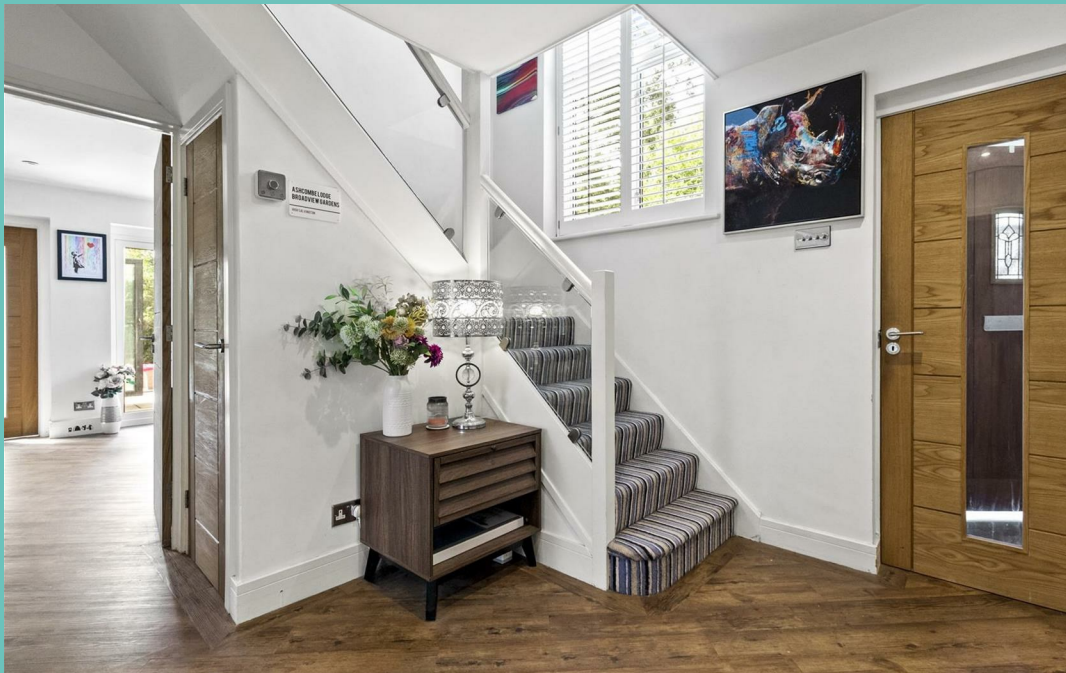
Other benefits include gas central heating, double glazing, several bi-fold doors, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this substantial family home.

Situated in Broadview Gardens, High Salvington stores and the refreshment rooms are a short walk away, and the property has great links for the A27 giving access to Chichester and Brighton. The nearest mainline railway station is Durrington-on-Sea giving access to most towns and cities. Buses also serve the area.

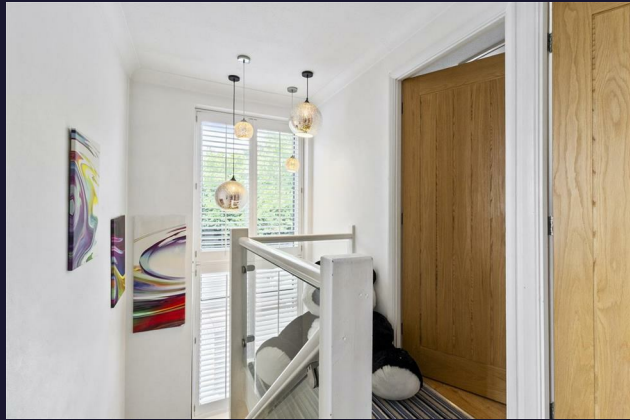




- Entrance porch 4'0 x 4'7 (1.22m x 1.40m)
- Entrance hall
- Triple aspect sitting room with lantern & bi-folds 23'5 x 11'11 (7.14m x 3.63m)
- Snug/lounge 18'4" x 12'5" (5.6m x 3.8m)
- Dining room with roof lantern 24'3 x 10'8 (7.39m x 3.25m)
- Luxury fitted modern kitchen 9'4 x 9'0 (2.84m x 2.74m)
- Ground floor bedroom one 15'5 x 18'2 (4.70m x 5.54m)
- Luxury en-suite bathroom hosting twin vanity units 6'9 x 7'8 (2.06m x 2.34m)
- Ground floor bedroom two 11'1 x 9'1 (3.38m x 2.77m)
- Stairs to first floor with glass balustrade
- Bedroom three 13'2 x 11'3 (4.01m x 3.43m)
- Bedroom four 13'4 x 7'5 (4.06m x 2.26m)
- Bedroom five 17'9 x 7'9 (5.41m x 2.36m)
- Modern fitted family bathroom 8'0 x 6'2 (2.44m x 1.88m)
- Ample off road parking
- Landscaped West facing rear garden



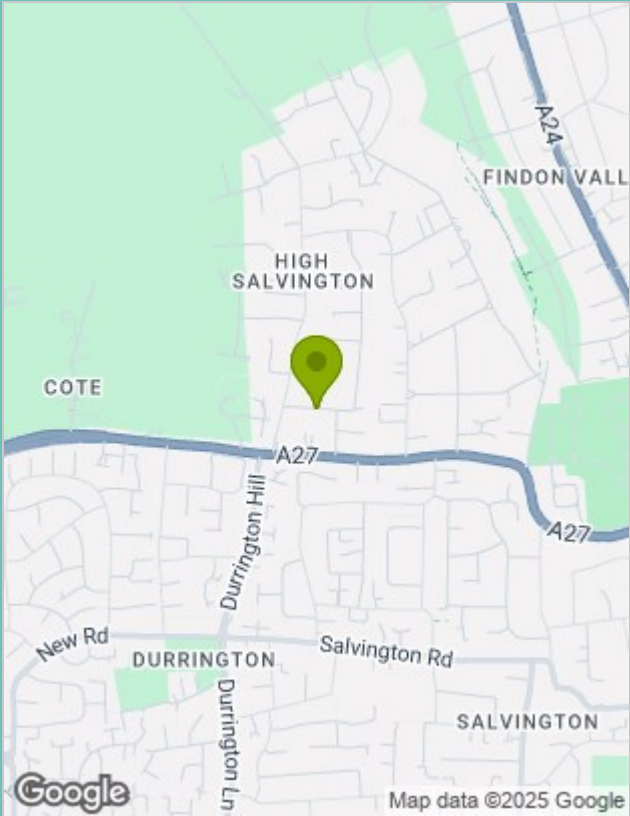




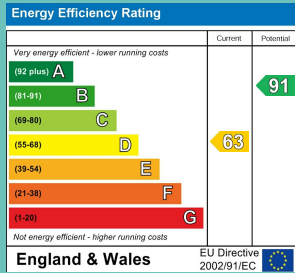
Floor Plans



Location Map



Energy Performance Graph



Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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