



JAMES & JAMES
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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



9 Vicarage Fields

Salvington, Worthing, BN13 3SF

Guide price £700,000

Freehold Council Tax Band G



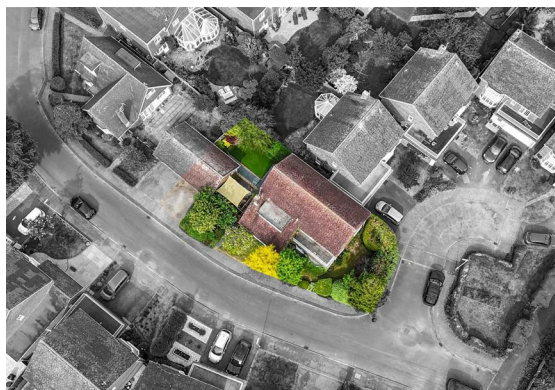
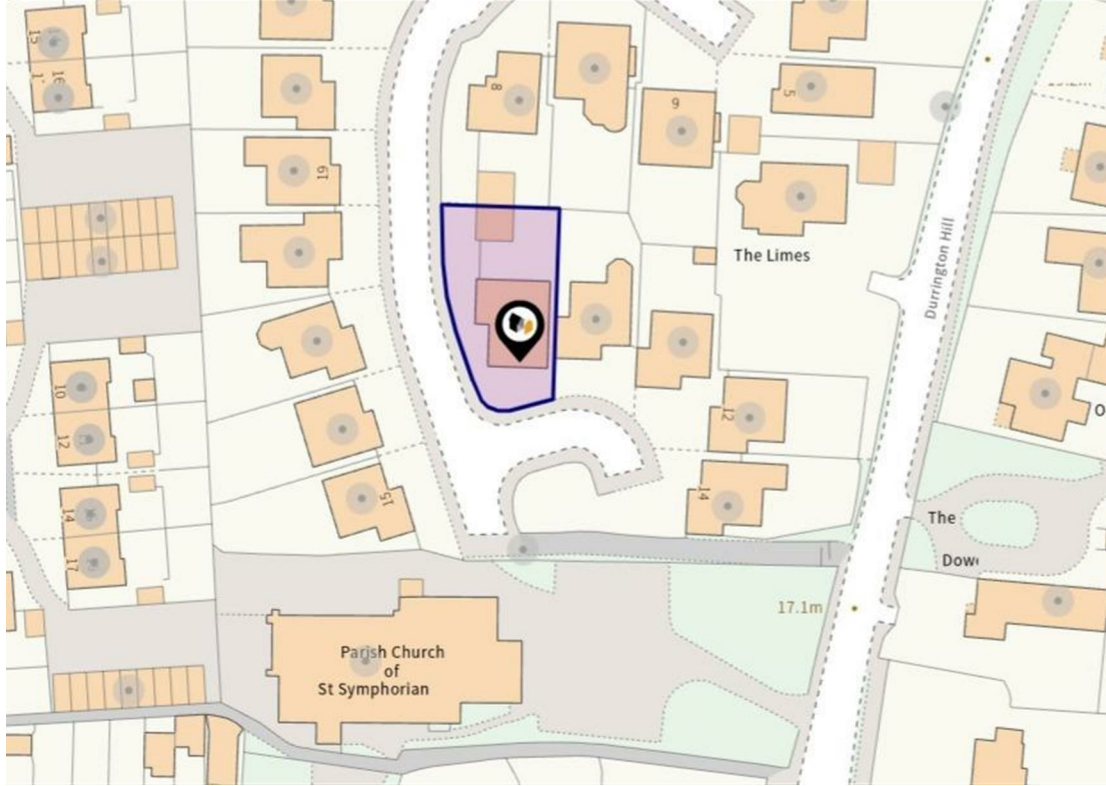
**** Guide Price £700,000 - £750,000 ****

This spacious and versatile detached home offers an abundance of living space, ideal for a growing family or those in need of multi-generational accommodation. The ground floor welcomes you with a porch and generous hallway, leading to a bright west-facing lounge featuring a charming bay window and an adjoining dining room that opens onto the rear garden. A well-fitted kitchen with ample storage connects to a practical utility room, while a third reception room offers flexibility as a home office, playroom or additional sitting area. Also on the ground floor is there is a second reception room which could be used as a bedroom for those requiring ground - level living, alongside a convenient cloakroom.

Upstairs, a striking galleried landing leads to four generously sized bedrooms. The main bedroom enjoys an en-suite shower room and ample built-in storage, while the second bedroom has direct access to the large family bathroom, which includes both bath and separate shower facilities. A standout feature of the upper floor is the west-facing balcony, ideal for enjoying the evening sun.

Outside, the front garden is attractively laid to lawn with mature planting, while a private driveway provides access to a detached garage with power and storage. The rear garden is a peaceful retreat, complete with a lawn, patio, and well-stocked borders. Further benefits include gas central heating and double glazing throughout. This is a substantial and well-presented home that offers both comfort and flexibility in a desirable location.

There is also a double garage and off road parking. Set in 0.11 acre.





Entrance porch
7'4 x 5'8 (2.24m x 1.73m)

Entrance Hall
14'5 x 12'4 (4.39m x 3.76m)

Reception room
18'1 x 10'7 (5.51m x 3.23m)

Reception/study
10'1 x 8'8 (3.07m x 2.64m)

Lounge
19'11 x 14'5 (6.07m x 4.39m)

Kitchen diner
19'4 x 14'5 (5.89m x 4.39m)

Utility
9'6 x 7'6 (2.90m x 2.29m)

Stairs to first floor landing
15'1 x 13'7 (4.60m x 4.14m)

Bedroom one
15'8 x 12'3 (4.78m x 3.73m)

En-suite shower room

Bedroom two
14'5 x 9'5 (4.39m x 2.87m)

En-suite shower room

Bathroom
9'8 x 6'11 (2.95m x 2.11m)

Bedroom three
10'8 x 9'11 (3.25m x 3.02m)

Bedroom four
10'8 x 8'7 (3.25m x 2.62m)

West facing balcony

Rear garden

Double garage
18'6 x 15'11

Private drive

Floor Plan



Viewing

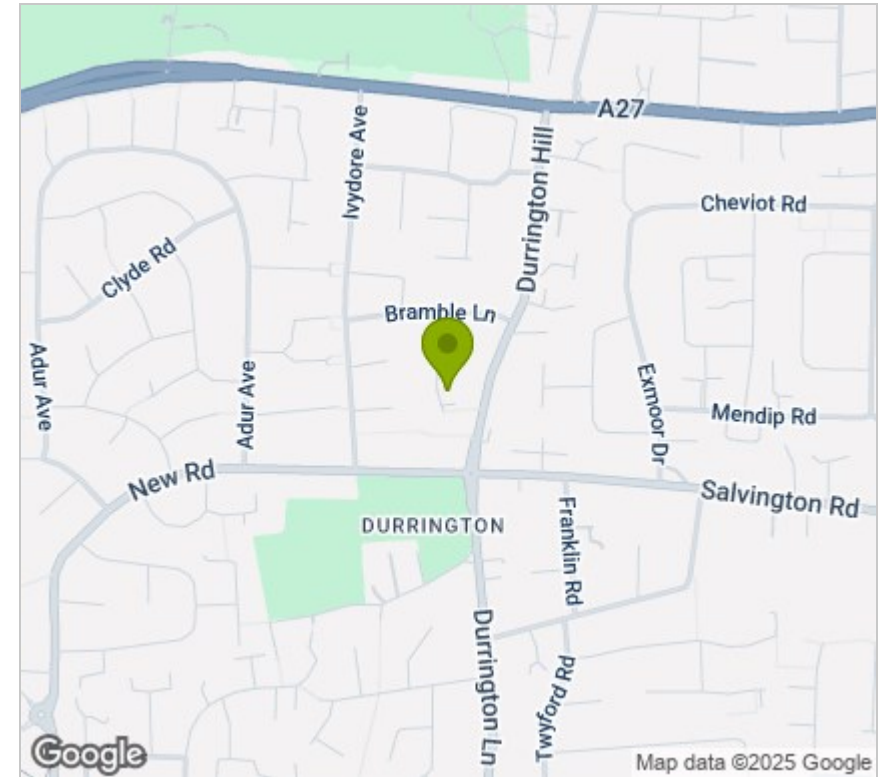
Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

