





Field House Honeysuckle Lane

High Salvington

Presenting an exceptional four-bedroom detached house, this impressive home offers a harmonious blend of contemporary comfort and timeless elegance. Upon entering, you are welcomed by a spacious hallway that leads to a series of beautifully appointed living spaces, each thoughtfully designed with both family life and entertaining in mind. The generous lounge is flooded with natural light and features a charming fireplace, creating a cosy yet sophisticated atmosphere. The modern kitchen is fitted with premium appliances and ample storage, seamlessly connecting to a formal dining area that overlooks the gardens. Upstairs, the principal bedroom boasts fitted wardrobes and a luxurious en-suite bathroom, while three further well-proportioned bedrooms and a stylish family bathroom provide ample accommodation for family and guests alike. High-quality finishes, neutral décor, and attention to detail throughout ensure this home is ready for immediate occupation. A true highlight of this remarkable property is the substantial private gardens, set within approximately three-quarters of an acre (subject to verification). The grounds offer a rare combination of expansive lawned areas, mature tree and shrub borders, and a series of private patio seating areas, perfect for outdoor dining or relaxing in the sun. The versatility of the outside space is further enhanced by a brick-built outbuilding. Enjoy breathtaking, uninterrupted views across the South Downs, providing a tranquil and picturesque backdrop to everyday life. For those with vehicles, a brick-built garage with an up-and-over door offers secure parking or workshop space.

Entrance Porch

Access via double glazed French doors. Tiled flooring throughout.

Entrance Hall

Oak parquet flooring throughout. Radiator. Under-stair cupboard. Double doors proving storage cupboard.

W/c

Tiled flooring. Low level Wc. Matching corner wash hand basin. Radiator.

Dining Room

16' 5" x 16' 9" (5.00m x 5.10m)

Oak parquet flooring throughout. Feature bay with five double glazed windows. Under floor heating.

Open Plan Kitchen/Living Room

37' 5" x 26' 3" (11.40m x 8.00m)

'Cremamarfil' Marble flooring throughout. A beautifully flowing living space with abundance of natural light. The kitchen area has been carefully renovated to a high standard. You have solid wood worktops.

Lounge

27' 11" x 16' 9" (8.50m x 5.10m)

Solid Oak floorboards throughout. Five double glazed windows. Further double glazed single door leading to garden. Feature brick fireplace with log burner. Two radiators.

First Floor Landing

Carpeted throughout. Radiator. two double glazed windows. Door providing access to storage cupboard. Door providing access to stairs leading to loft room.

Master Bedroom

18' 8" x 16' 9" (5.70m x 5.10m)

Solid oak floorboards throughout. Two fitted wardrobes. Five double glazed windows offering triple aspect. Two radiators. Double glazed single door providing access to private south west facing facing



Bedroom Two

15' 5" x 13' 9" (4.70m x 4.20m)

Solid oak floorboards throughout. Fitted wardrobe. Radiator. Two double glazed windows door providing access to ensuite.

En-suite

Fully tiled flooring and walls. Wall mounted vanity sink unit with storage drawers below. Low-level WC. Walk-in shower unit with glass screen protect. Wall mounted heated towel rail. Double glazed window.

Bedroom Three

17' 1" x 13' 9" (5.20m x 4.20m)

Floorboards throughout. Two radiators five double glazed windows providing triple aspect built-in double wardrobe door providing access to ensuite.

En-suite Wetroom

Tiled flooring and walls. Low-level WC. Bespoke wash hand basin. Obscured double glazed window. Walk in shower area with waterfall showerhead.

Bedroom Four

10' 10" x 8' 2" (3.30m x 2.50m)

Solid oak floorboards throughout. Radiator. Double glazed window. Two built in double wardrobes.

Family Bathroom

A wonderfully renovated feature family bathroom. Tiled flooring throughout with tiled walls. Inset tiled bath. Wall mounted heated towel rail. Bespoke sink. Low level Wc. Frosted double glazed window.

Loft Room

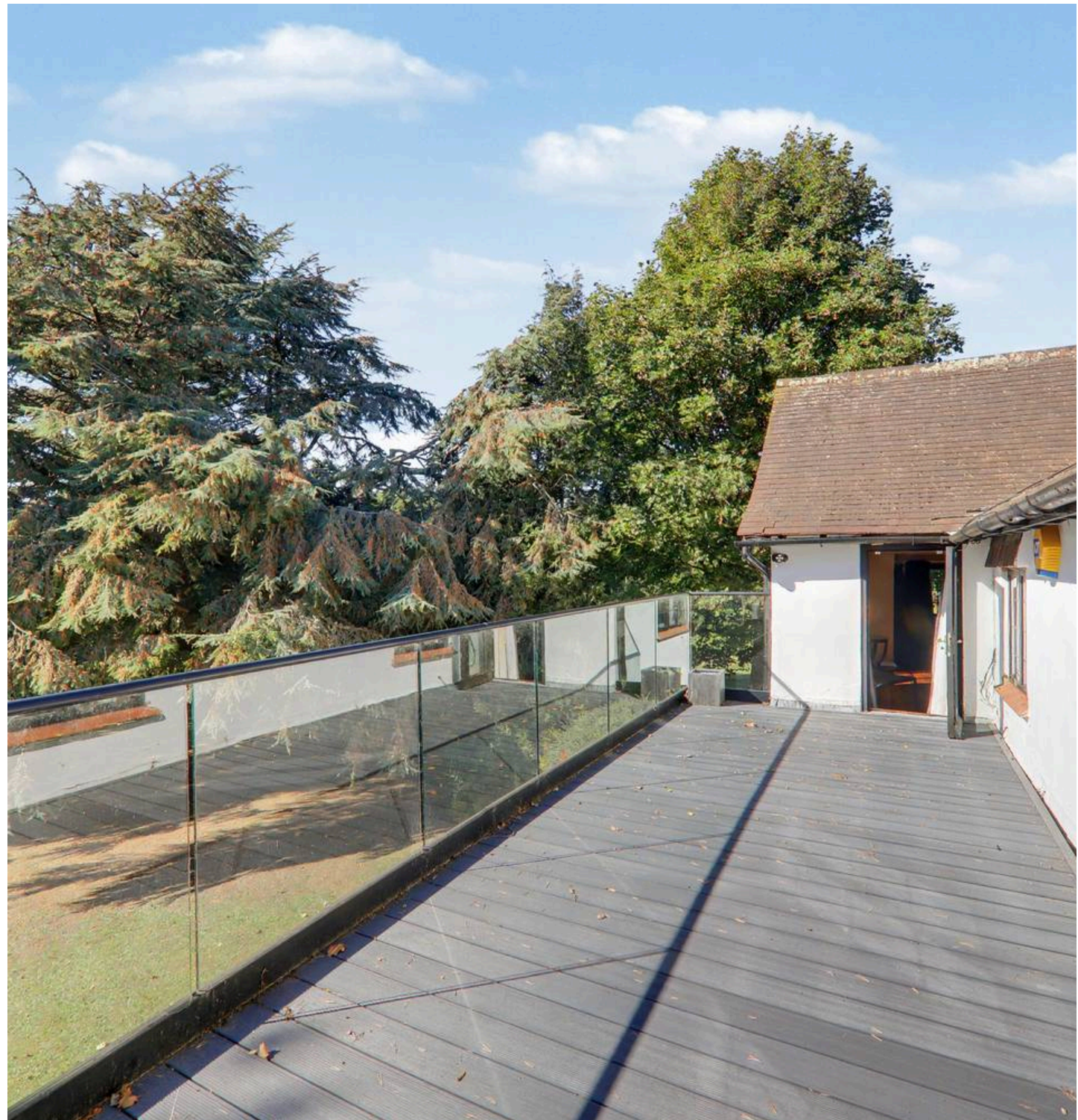
31' 6" x 5' 11" (9.60m x 1.80m)

Sold oak floorboards. Two single glazed windows.

Office

11' 2" x 10' 6" (3.40m x 3.20m)

Carpeted throughout. Double glazed window. Underfloor heating.



Office

11' 2" x 10' 6" (3.40m x 3.20m)

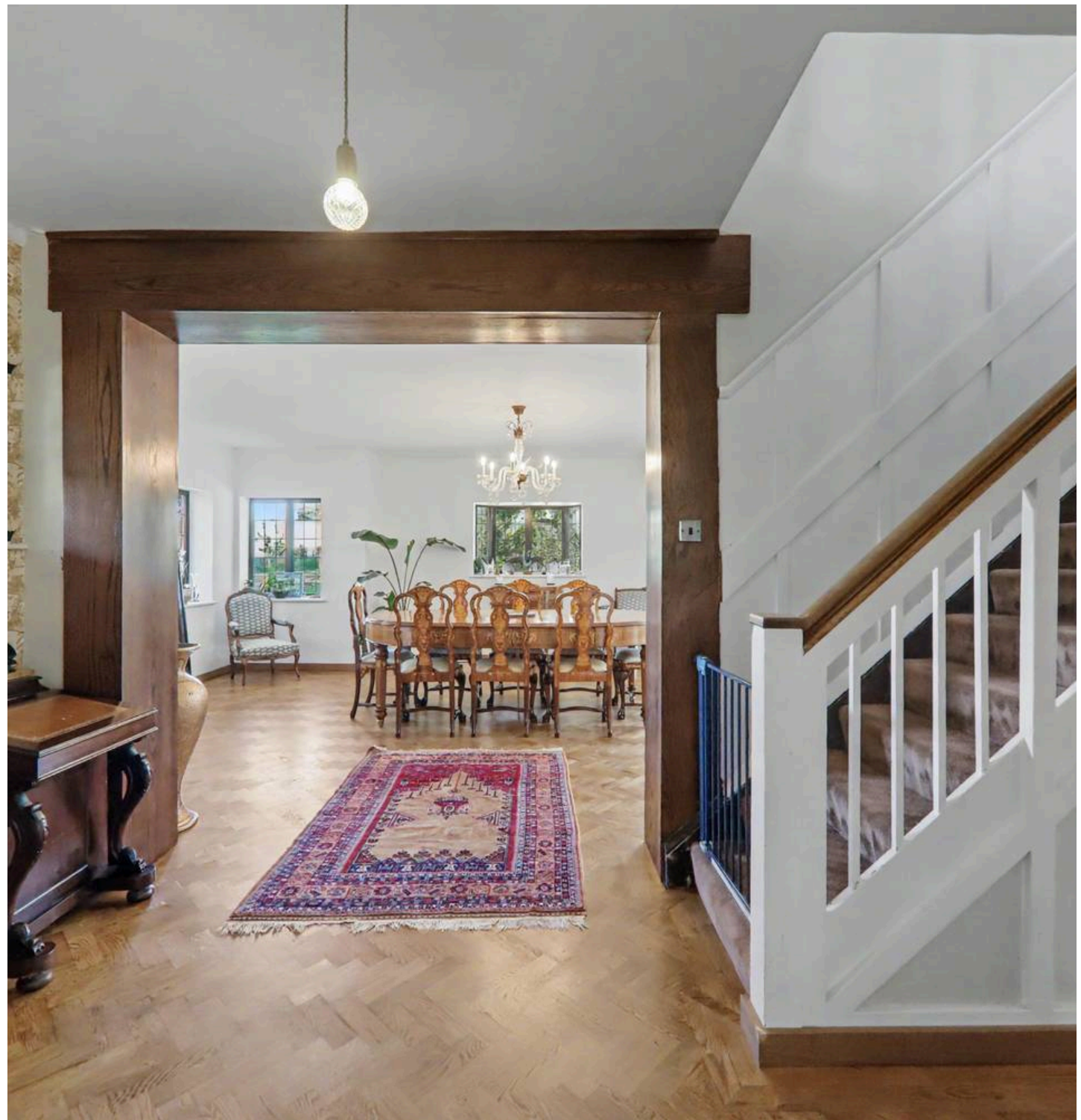
Carpeted throughout. Double glazed window. Underfloor heating.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





GARDEN

A true feature of this wonderful property is the substantial private gardens. Being set within a third of an acre, the variation and versatility of this outside space is priceless. Having a mixture of both large lawned areas with mature tree and shrub borders and private patio seating area areas. you also have the benefits of a brick built outbuilding and stunning uninterrupted views across the south Downs.

GARAGE

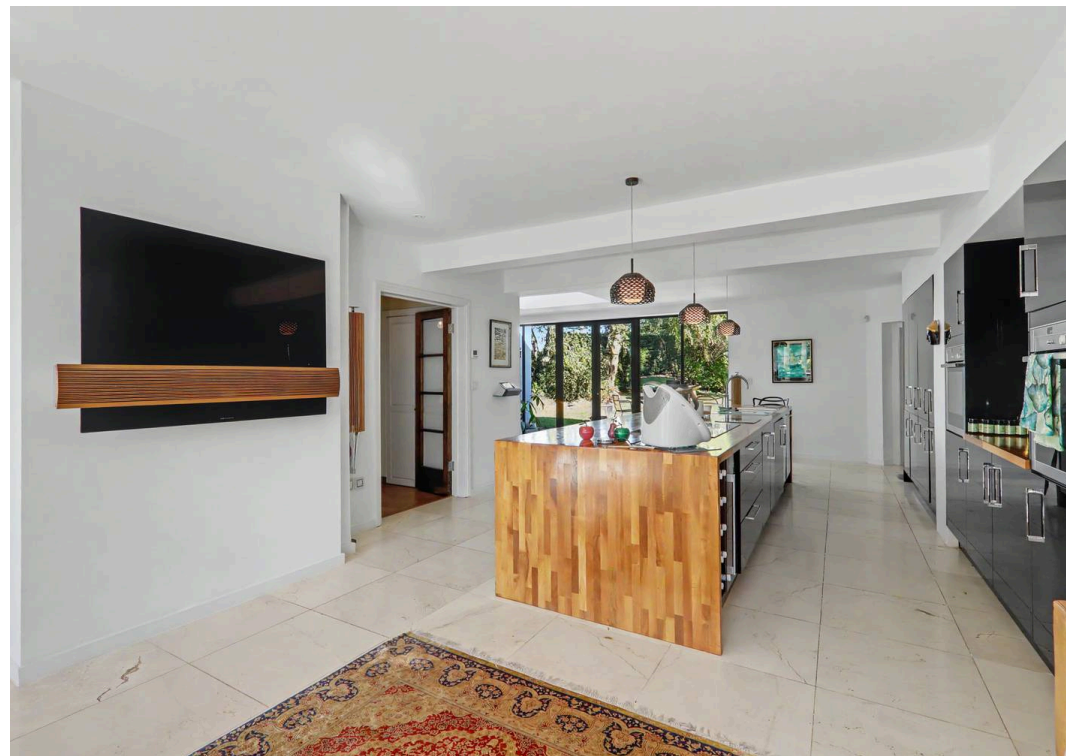
Double Garage

Brick built garage. Up and over door.

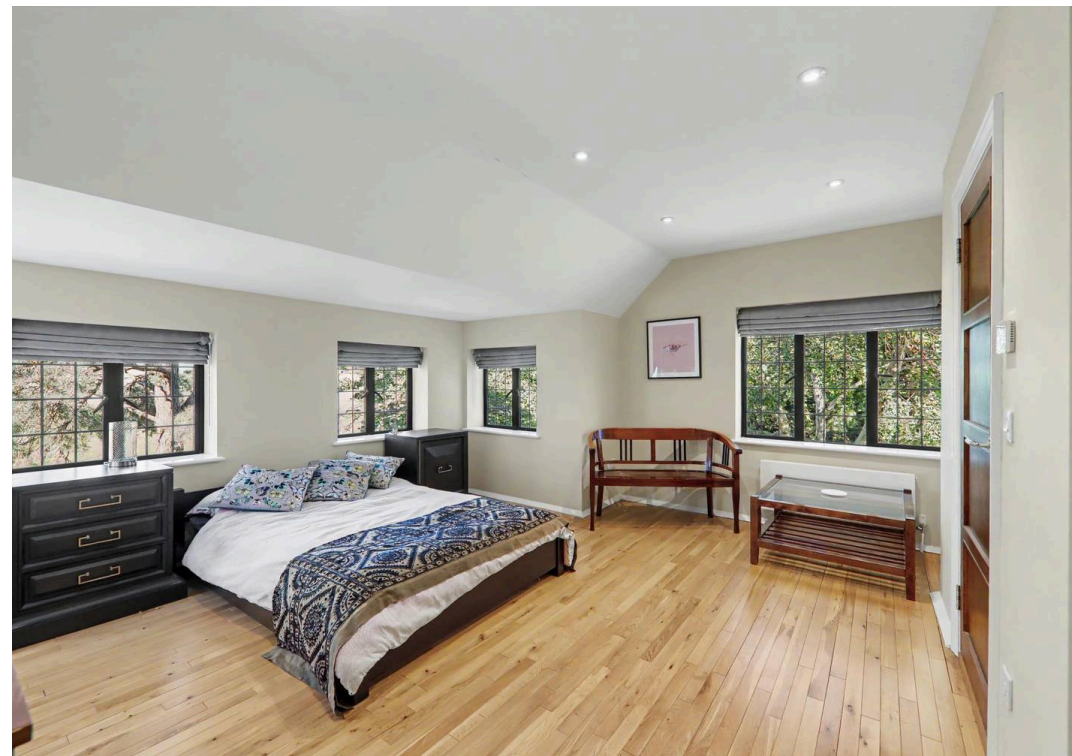
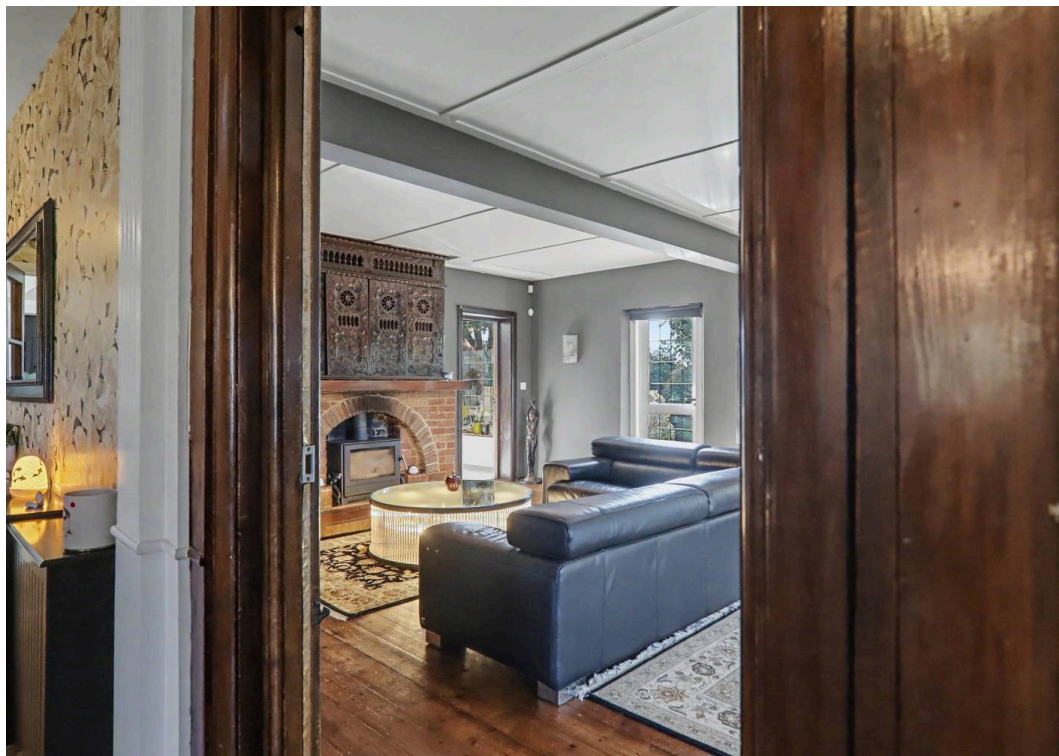
DRIVEWAY

5 Parking Spaces

Private driveway for multiple cars.









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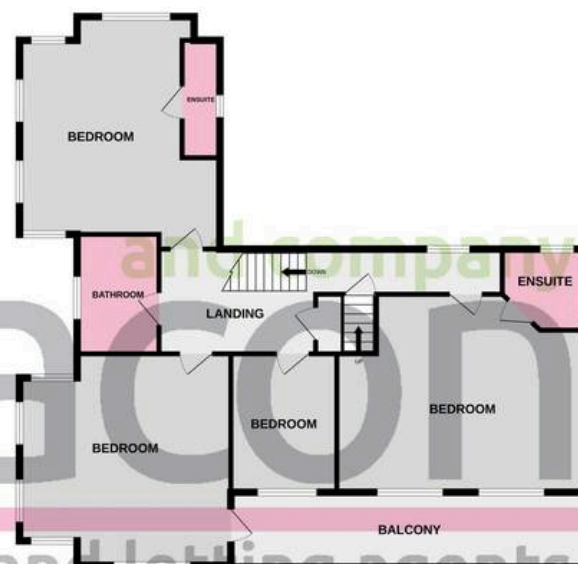




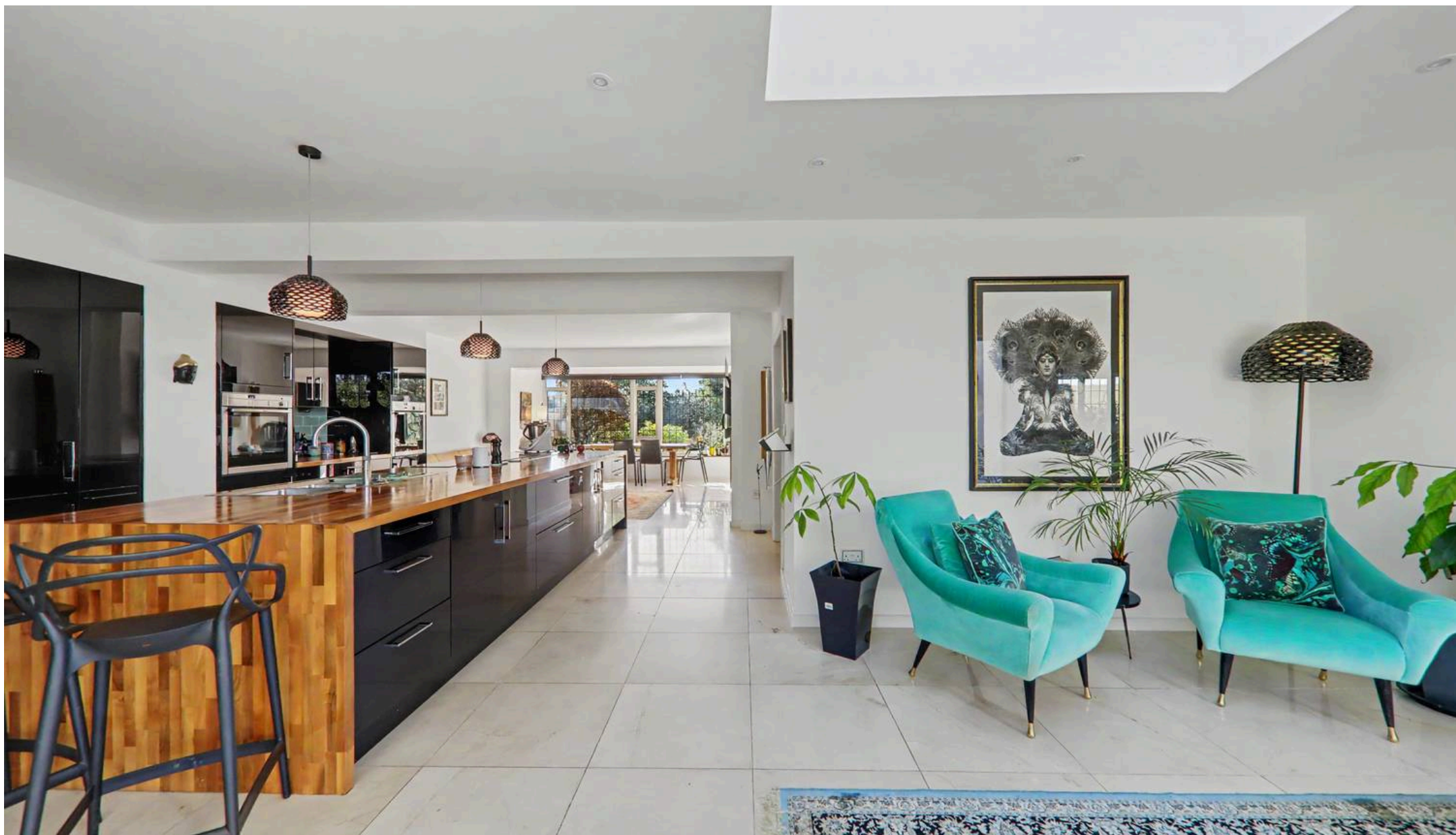
GROUND FLOOR

1ST FLOOR

2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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