



36 Mill Hill | | Shoreham-By-Sea | BN43 5TH

**WB**  
WARWICK BAKER  
ESTATE AGENT





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Offers In Excess Of £1,199,950

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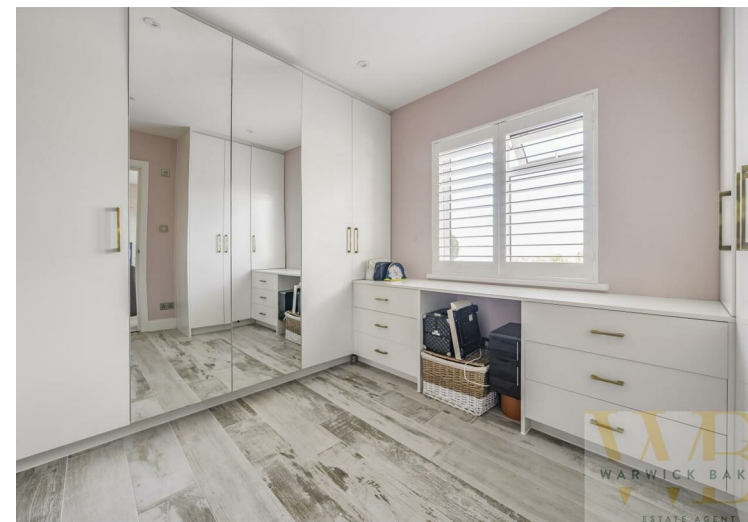
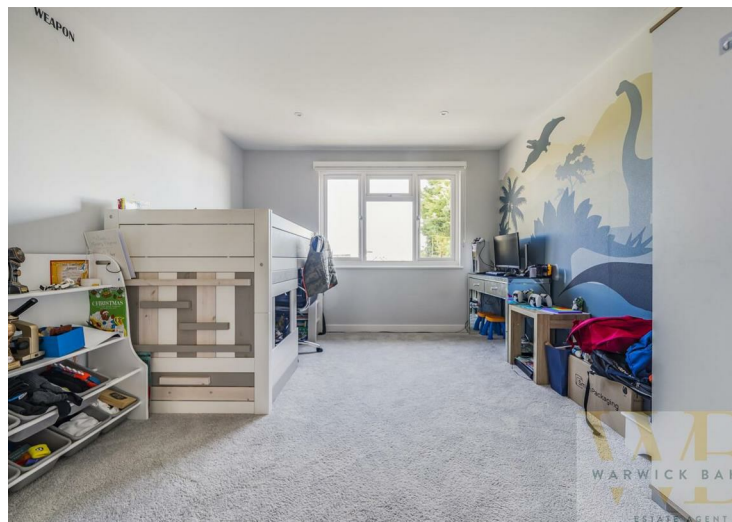
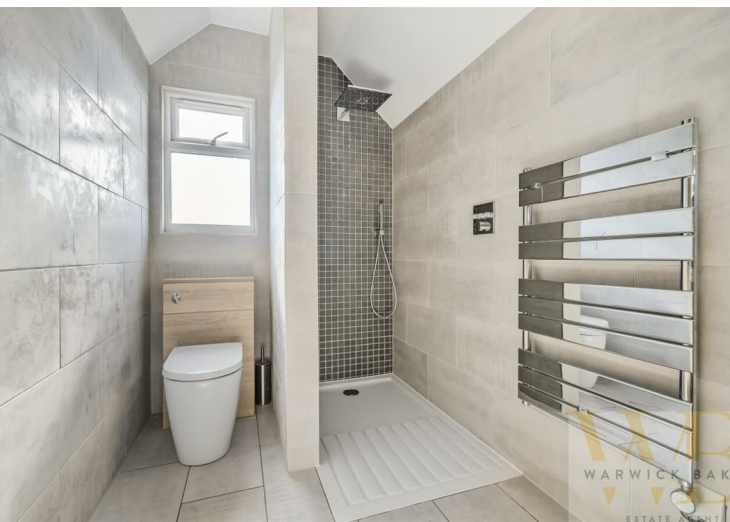
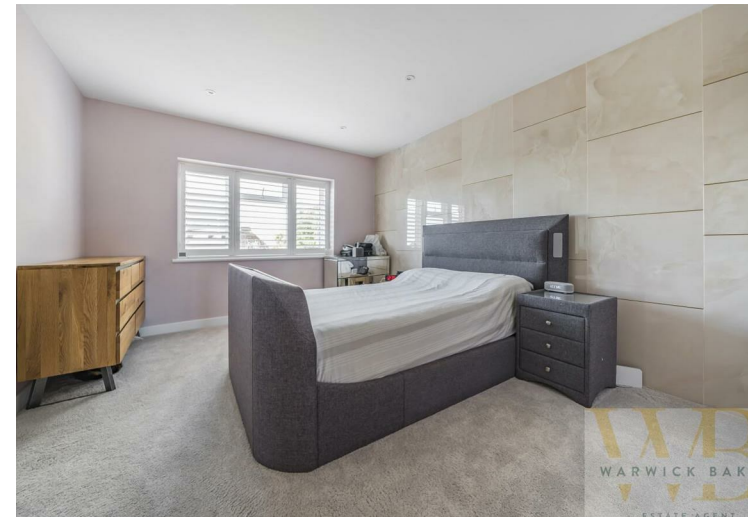
WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED MODERN FAMILY HOME IN THE SOUTH DOWNS, MILL HILL.

DISCOVER THE PERFECT BLEND OF MODERN COMFORT AND ELEGANCE IN THIS 5-BEDROOM DETACHED HOME, COVERING 2987 SQUARE FEET. THIS PROPERTY OFFERS STUNNING DOWNLAND VIEWS, A HEATED SWIMMING POOL, AND A PRIVATE SELF-CONTAINED ANNEXE.

UPON ENTERING, YOU'LL FIND A WELCOMING ATMOSPHERE. THE SPACIOUS ENTRANCE HALL WITH CUSTOM FITTED WARDROBES LEADS TO A COSY FRONT SITTING ROOM, FEATURING FITTED SHUTTERS AND TILED FLOORING, IDEAL FOR RELAXATION OR INTIMATE

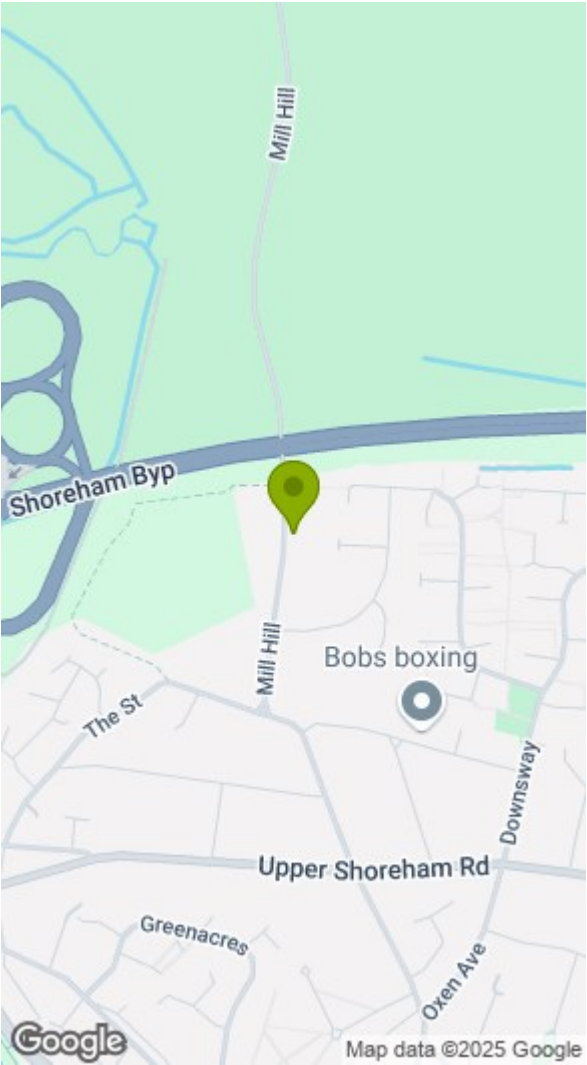
- MODERN DETACHED FAMILY HOME
- STUNNING COUNTRYSIDE VIEWS
- PLEASE CALL TO VIEW - 01273 461144
- ON THE SOUTH DOWNS, MILL HILL
- FIVE DOUBLE BEDROOMS
- IMMACULATELY PRESENTED
- SELF CONTAINED TWO BEDROOM ANNEXE
- 25ft x 22ft KITCHEN / FAMILY ROOM
- HEATED SWIMMING POOL





Mill Hill, Shoreham-by-Sea, BN43

Approximate Area = 2304 sq ft / 214 sq m  
Limited Use Area(s) = 308 sq ft / 28.6 sq m  
Outbuilding = 60 sq ft / 5.5 sq m  
Annexe = 419 sq ft / 38.9 sq m  
Total = 3091 sq ft / 287 sq m  
For identification only - Not to scale



Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	