



Mill Lane | High Salvington | BN13 3DF  
Asking Price Of **£895,000**



A superb and unique four bedroom split level property situated in this highly desirable location in High Salvington with breath taking views over Findon Valley to the South Downs & Cissbury Ring. The property, which occupies a plot approx. 1/3 of an acre, has versatile and spacious accommodation with many features both inside and out that must be viewed to be appreciated.



Property details: Mill Lane | High Salvington

## Key Features

- Stunning Detached House
- Four Bedrooms
- Dual Aspect Living Room
- Kitchen/Breakfast Room
- Breath Taking Countryside Views
- Large West Facing Rear Garden
- Integral Garage & Ample Off Road Parking
- Workshop In The Rear Garden
- Well Presented



**4 Bedrooms**



**2 Bathrooms**



**2 Reception Rooms**

### INTERNAL

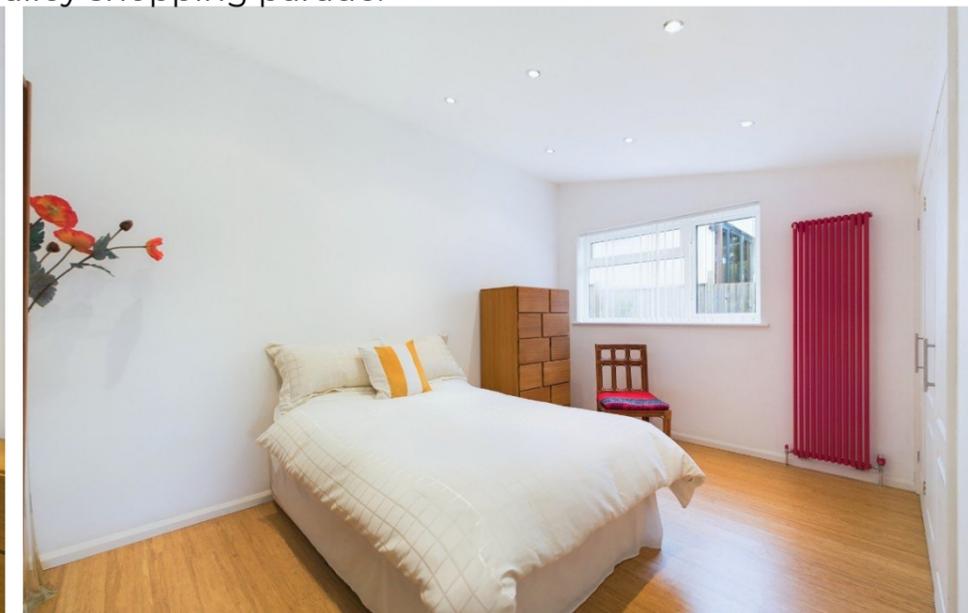
From the entrance hall there are steps down to a fantastic hallway with vaulted ceiling and full height windows and doors to an enclosed Japanese style courtyard garden area. The dual aspect living room with vaulted ceiling which also overlooks the courtyard garden and has west facing patio doors leading to a balcony overlooking the garden and Findon to the south downs and cissbury ring which is a breath taking view. There is a spacious kitchen/diner to the rear with feature picture window to appreciate the views and access to the balcony and rear garden. From the hallway there is an open tread timber staircase with glass balustrade leading to the master bedroom with built in wardrobes, en-suite shower room and separate wc. Bedrooms two and three are both good sized doubles and the fourth bedroom could be used as an office. Good sized family bathroom with white suite and tiled walls and floor.

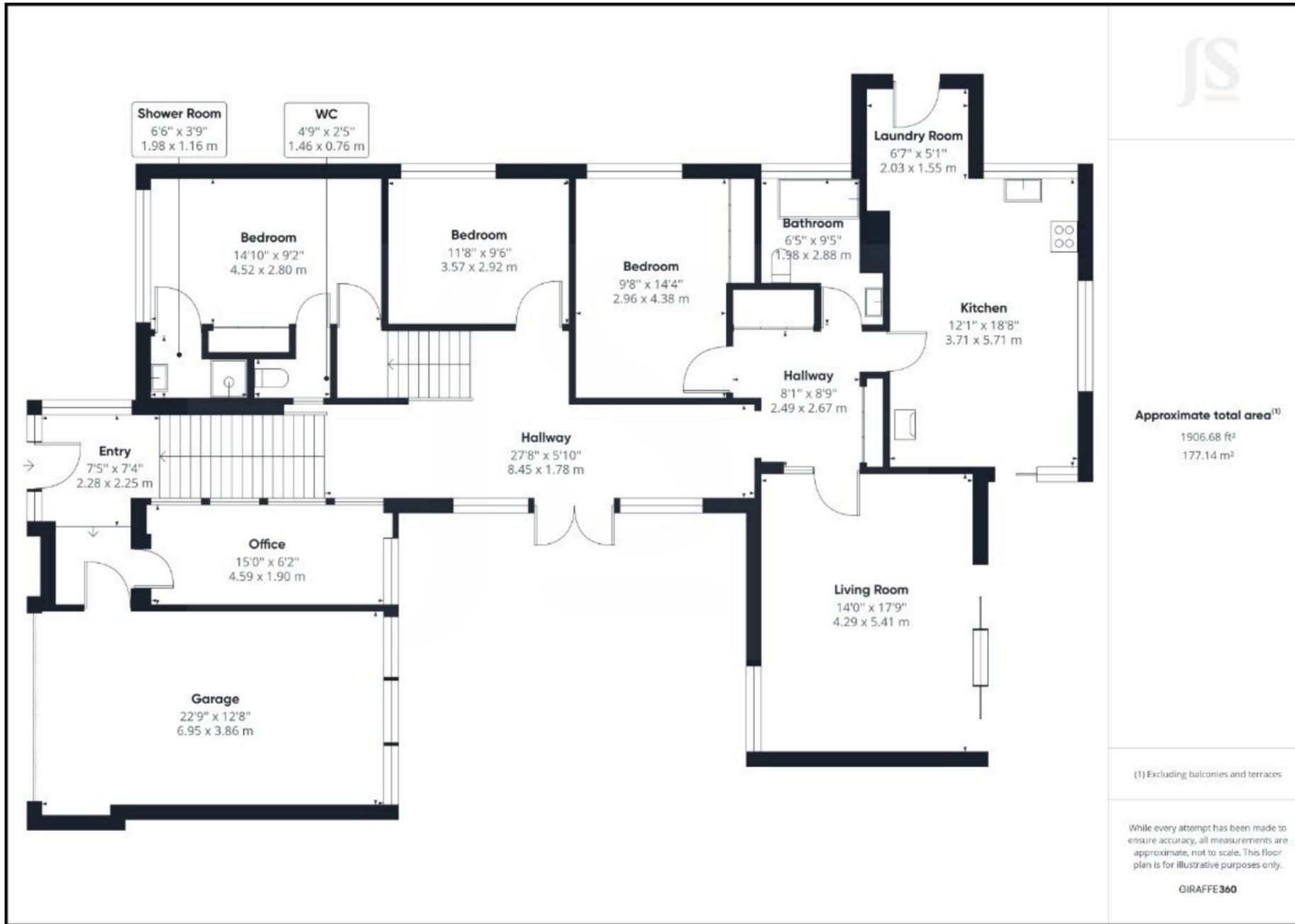
### EXTERNAL

Situated on a 1/3 acre plot. The property has a long driveway with parking for multiple vehicles leading to an integral, larger than average garage, with power, light and internal door to the property. The established front garden is laid to lawn with shrubs and trees offering seclusion and privacy. From the kitchen there are steps leading down to the west facing rear garden which is predominately laid to lawn with raised patio areas, pond, shed and an additional paved area to the side of the property. At the foot of the garden is an additional room, currently used as a workshop but could be used as a home office or gym, measuring 20'2 x 12' the room is fully insulated, has power, light and double glazed windows overlooking the garden and the valley.

### SITUATED

Located in the popular area of High Salvington, the area is known for its family homes and its working Mill dating back to 1750, which opens regularly for fetes and open days for the local community. Local shop/wine bar 'The Refreshments Rooms' is nearby and buses run in the area. Plenty of areas for countryside walks particularly The Gallops which has a children's play park and leads down to Findon valley shopping parade.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Details:

Floor area as quoted by EPC: 1668 sqft

Tenure: Freehold

Council tax band: F

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.