



Valley View, Mill Lane | High Salvington | BN13 3DJ  
Offers Over **£850,000**





We would love to present this stunning new detached home that has been built to exacting standards and provides open plan living at its finest. This luxury residence is spacious and versatile with four/five double bedrooms; principle bedroom with dressing area and ensuite, large kitchen/diner/lounge and amazing views over the South Downs National Park.



Property details: Valley View, Mil Lane | High Salvington

## Key Features

- Luxurious New Detached House
- Four/Five Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Spacious & Versatile Living
- Principle Bedroom With Ensuite & Dressing Room
- Three Bathrooms
- Off Road Parking with Electric Charging Points
- 10 Year New Home Warranty
- Landscaped Front & Rear Gardens



**4 Bedrooms**



**3 Bathrooms**



**2 Reception Rooms**

### INTERNAL

This spacious home has a versatile layout, on the ground floor you have a beautiful 27ft open plan lounge/diner/kitchen with views over the rear garden and South Downs National Park with French doors leading onto the terrace, allowing this triple aspect modern space a wealth of natural light. The stunning contemporary kitchen offer sleek handleless base and wall units combined with stone work surfaces and benefitting from an integrated fridge/freezer, double oven and dishwasher. The island offers further cupboard and drawer space with inset induction hob and wine cooler. The room has ample space for a dining table and living room furniture. Adjacent to the kitchen area is the utility room with space and plumbing for appliances. This floor also has a further reception room which could be used as bedroom five, study or playroom and a cloakroom/wc. On the lower ground floor you have two double bedrooms with a bathroom/wc. On the first floor two further double bedrooms with the main bedroom having beautiful views over the rear garden and Cissbury Ring, walk in dressing area and luxury en-suite with walk in shower, bath, wc and wash hand basin. This floor also has a family bathroom.

### EXTERNAL

The front of the property offers a private double parking bay with electric charging points, front garden is laid to lawn with gated access to the rear of the property. The well sized rear garden is mainly laid to lawn with beautiful countryside views, a paving area with steps up to the terrace is perfect for entertaining outside.

### 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. Mill Lane falls within the popular Vale school catchment area. Easy access to A24 and A27.





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

## Property Details:

Floor area as quoted by EPC: 2142 sqft

Tenure: Freehold

Council tax band:

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.