



Mill Lane | High Salvington | BN13 3DE  
Asking Price **£685,000**





This exceptional three doubled bedroom bungalow offers a rare combination of space, light, and thoughtful design — all in a tranquil setting with beautiful views. Being sold chain free.



## Key Features

- Detached Bungalow
- Three Double Bedrooms
- Lounge & Separate Dining Room
- Large Conservatory
- West Facing Garden
- Beautifully Presented
- Double Garage
- Ample Off Road Parking
- Views to Cissbury
- Close to Walks on The South Downs National Park



**3 Bedrooms**



**3 Bathrooms**



**3 Reception Rooms**

### INTERNAL

This beautifully presented bungalow impresses from the moment you step into the welcoming porch, offering a well-designed and spacious layout that flows effortlessly throughout the home. To one side of the property, you'll find two generous double bedrooms, both featuring fitted wardrobes. The principal bedroom benefits from a modern en-suite shower room, while a spacious family bathroom serves the rest of the home. A third double bedroom provides additional versatile accommodation, ideal for guests or a home office.

On the opposite side, the heart of the home unfolds with a bright and airy dual-aspect living room, seamlessly connecting to a dedicated dining room and a sun-filled conservatory. The conservatory offers a lovely outlook and direct access to the gardens, making it an ideal space for relaxing or entertaining. The kitchen is fitted with sleek white cabinetry, a built-in oven, and space for further appliances. A perfectly positioned window above the sink frames stunning downland views, adding a touch of charm to daily routines. Adjacent to the kitchen is a practical utility room with extra appliance space and a convenient secondary door to the garden. Completing the home is a separate guest WC off the main hallway, adding to the property's practicality.

### EXTERNAL

The property is approached via a generous pull-in driveway, providing parking for up to three vehicles and leading directly to a double garage. A small step rises to a charming pathway that guides you to the front door. The front garden is private and thoughtfully designed as a usable outdoor space throughout the day. It features well-maintained lawns, mature planted borders, and stunning views towards Cissbury Ring — perfect for enjoying morning coffee or evening relaxation in a peaceful setting.

To the side of the property, a practical area houses a garden shed and space for water butts, providing excellent storage and utility. This side access leads to the beautifully kept west-facing rear garden, which enjoys afternoon and evening sun. The rear garden is a true highlight, offering a mix of lawned areas, inviting seating spots, and lush, well-established borders that provide colour, structure, and privacy year-round. Together, the gardens offer a serene and versatile outdoor lifestyle, ideal for gardening enthusiasts, entertaining, or simply enjoying the surroundings.

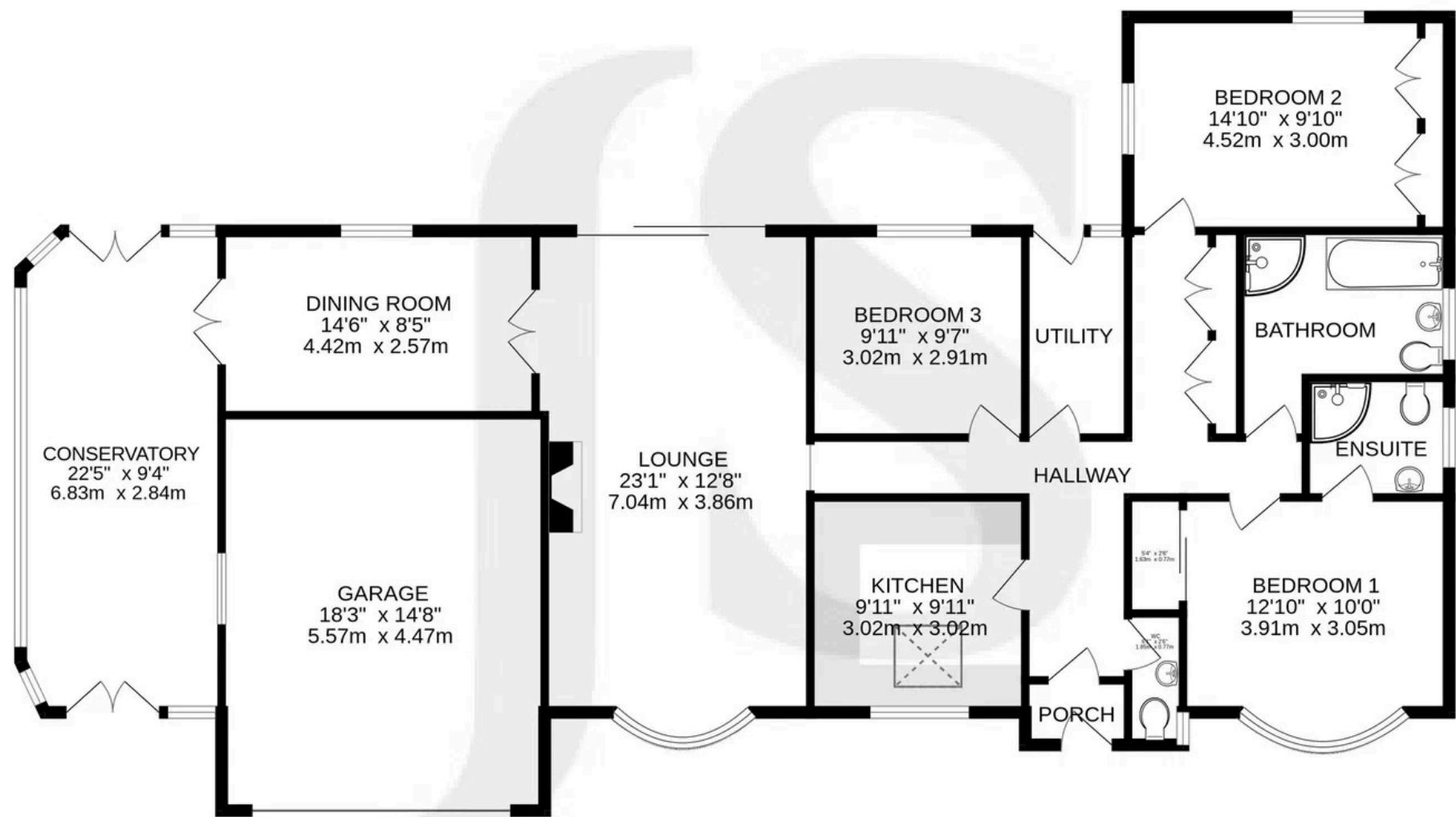
### SITUATED

The Heights is a favoured area of Findon Valley which is nestled at the foot of the South Downs National Park, close to Cissbury Ring and The Gallops which offers fabulous scenic walks. Great location for families being in the Vale School catchment area and high schools within a few miles away. Doctors surgery and a good selection of shops, restaurants and pubs in Findon Valley and Findon Village. The nearest railway station is West Worthing which is 2.3 miles away. Bus routes run along the main road and easy access to A24 and A27. Findon Valley offers the perfect balance of rural tranquility and urban convenience.



To book a viewing contact us on: 01903 873999 | [findon@jacobs-steel.co.uk](mailto:findon@jacobs-steel.co.uk) | [jacobs-steel.co.uk](http://jacobs-steel.co.uk)





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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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Property Details:

Floor area as quoted by EPC: 1175QM

Tenure: Freehold

Council tax band: F