



Offers In Excess Of
£875,000
Freehold

Mill Lane, High Salvington

Open Day Launch - Call Today to Book Your Viewing

- Beautiful Views Over the Valley and Cissbury Ring
- Sole Agents
- Modern and Stylish Bathrooms
- Beautiful Landscaped Gardens
- 10 Year New Home Warranty
- Stunning Newly Built Luxury Homes
- Versatile and Spacious Accommodation
- Open Plan Kitchen/Family Dining Room
- Integrated Appliances and Separate Utility Room
- Feature Triple Length Barn Carport with Electric Charger Point

Introducing two breathtaking new build luxury homes, located in the stunning area of High Salvington, boasting breathtaking views of the South Downs National Park. These luxurious properties are designed to provide the ultimate in contemporary living, with stylish and modern features throughout. Call today to register your interest and book a viewing.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

**Robert
Luff & Co**
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Accommodation

Step inside and be amazed by the contemporary style kitchen breakfast rooms, featuring sleek stone work surfaces and high-end appliances. These kitchens are designed for those who love to cook and entertain, and provide the perfect shape to whip up a delicious meal for family and friends.

Both of these luxury homes feature spacious bedrooms, providing plenty of room for rest and relaxation. Each property boasts three modern and stylish bathrooms, as well as four toilets, ensuring that there is ample facilities for all your family and guests.

Take in glorious views of the South Downs National Park from the rear gardens and terraces of these stunning properties, providing the perfect outdoor space to relax and unwind. And for those with a love of cars, there is ample allocated and undercroft parking, ensuring that your vehicles are secure and easily accessible.

These luxury homes are perfect for those who demand the very best in modern living, with attention to detail and design that is sure to impress. Book your viewing today and take the first step in securing your dream home in High Salvington.

(this description is relevant to both properties)

Ground Floor

Kitchen/Dining/Living Room 27'0" x 20'10"
(8.25 x 6.37)

Lounge/Bedroom Five 12'4" x 11'6" (3.76 x 3.52)

Utility Room 8'2" x 6'0" (2.51 x 1.85)

Downstairs WC

Lower Ground Floor

Bedroom Two 25'3" x 10'3" (7.72 x 3.13)

Bedroom Three 13'2" x 9'10" (4.02 x 3.01)

Bathroom

First Floor

Bedroom One 19'9" x 15'8" (6.04 x 4.79)

Ensuite

Dressing Room

Bedroom Four 12'4" x 12'1" (3.76 x 3.69)

Shower Room

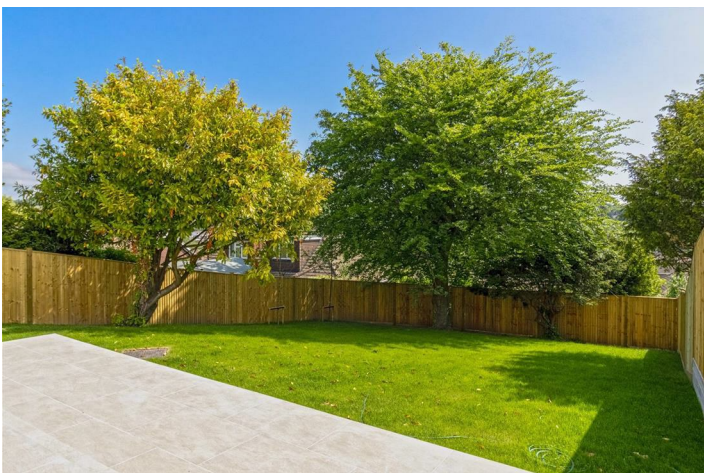
Beautiful Landscaped Rear Garden

With views across Findon over to Cissbury Ring.

Feature Triple Length Barn Carport

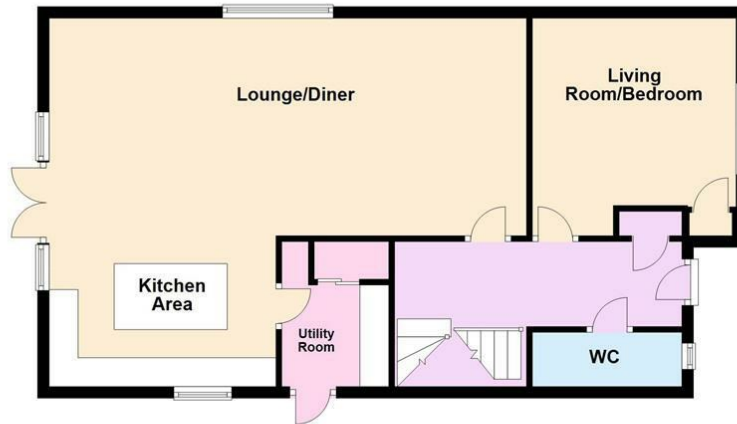
With electric charger point.





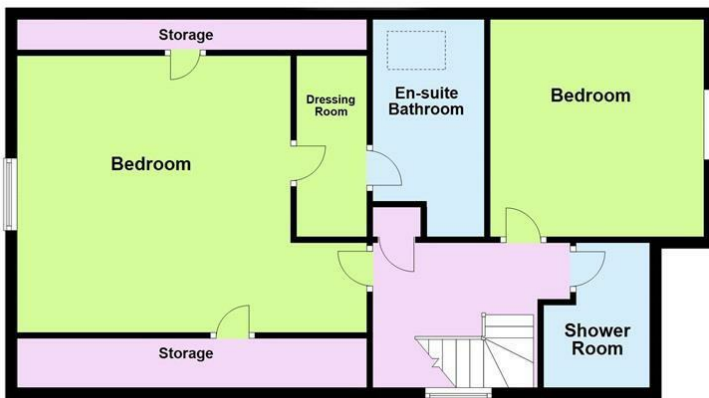
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ
T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

Ground Floor
Approx. 73.1 sq. metres (787.0 sq. feet)

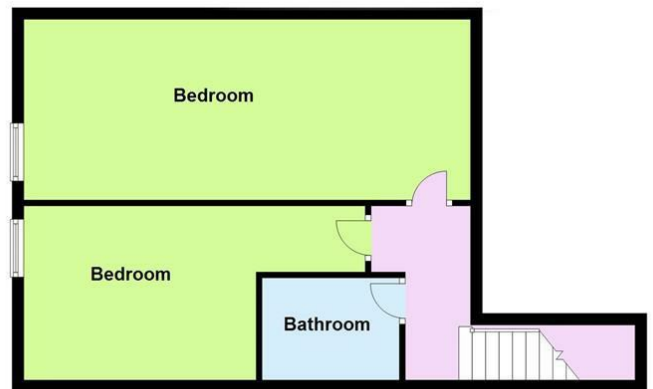


Total area: approx. 197.1 sq. metres (2121.5 sq. feet)

Lower Ground Floor
Approx. 50.9 sq. metres (547.6 sq. feet)



First Floor
Approx. 73.1 sq. metres (787.0 sq. feet)



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

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.