



## Mill Lane, Worthing

Offers In Excess Of  
£825,000  
Freehold

- Beautiful Views Over the Valley and Cissbury Ring
- Sought After High Salvington Location
- Modern and Stylish Bathrooms
- Open Plan Kitchen/Family Dining Room
- 10 Year New Home Warranty
- Stunning Newly Built Luxury Home
- Versatile and Spacious Accommodation
- Beautiful Landscaped Gardens
- Integrated Appliances and Separate Utility Room
- Private Parking Double Bay with Electric Charging Point

Introducing this breathtaking new build luxury family home, ideally located in the stunning area of High Salvington, boasting breathtaking views of the South Downs National Park. This luxurious property is 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](mailto:info@robertluff.co.uk)  
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**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

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

The luxury home features spacious bedrooms, providing plenty of room for rest and relaxation. The 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 garden and terrace of this stunning property, providing the perfect outdoor space to relax and unwind. And for those with a love of cars, there is private off-road parking for multiple vehicles with an electric charging point.

The luxury home is 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.

## 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

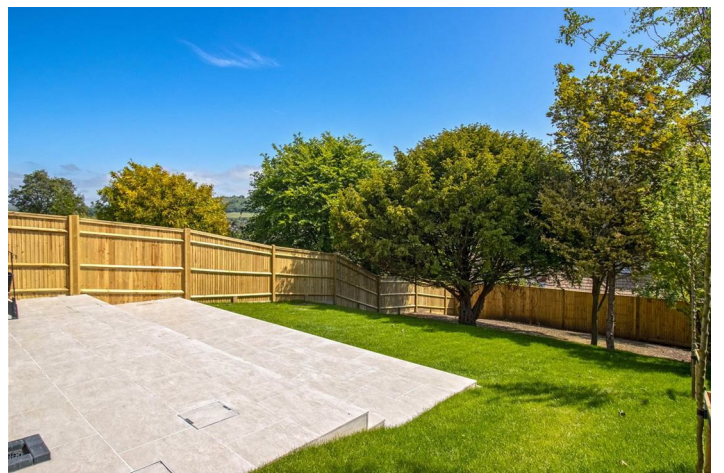
With views across Findon over to Cissbury Ring.

Private Parking Double Bay

With electric charging point.

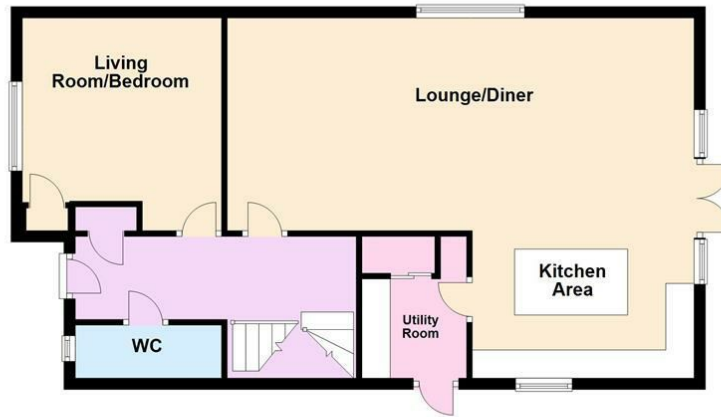


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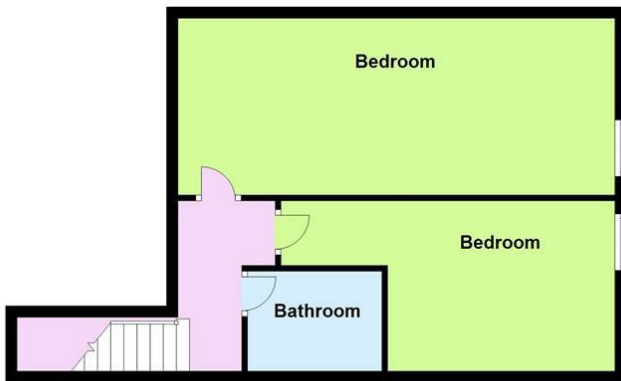


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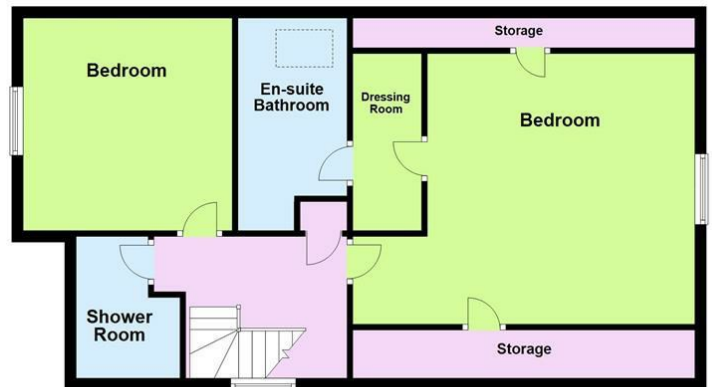
**Ground Floor**  
Approx. 73.1 sq. metres (787.0 sq. feet)



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



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



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.