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## Description

We are delighted to offer to the market this beautifully presented detached family home ideally situated in the highly sought-after location of High Salvington with local schools, shops, parks, bus routes, the South Downs national park, and easy access to both the A24 and A27 nearby. Accommodation comprises an entrance porch leading to a grand entrance hallway, a spacious kitchen/breakfast room, an open-plan lounge/dining room with a feature fireplace, two bathrooms, a utility room, and three double bedrooms. Upstairs, there is a large Scandinavian family room and a further double bedroom with an en-suite. Other benefits include a garage, an outside washroom, a large 140 ft west facing rear garden with a feature raised fish pond, a vast wrap-around terrace, and ample off-road parking.



## Key Features

- Detached Family Home
- Spacious Kitchen
- Two En-Suites
- Large Rear Garden
- Ample Off-Road Parking & Garage
- Four Double Bedrooms
- Lounge/Diner With Feature Fireplace
- Huge Wrap-Around Terrace
- Council Tax Band - G
- EPC Rating - D



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Leaded light double glazed composite front door to:

#### **Porch**

**3.16 x 2.12 (10'4" x 6'11")**

Double glazed windows to front. Opening through into:

#### **Hallway**

**5.23 x 4.89 (17'1" x 16'0")**

Double glazed windows to side. Radiator. Attractive laid Karndean flooring. Cupboard enclosed electric meters. Coving. Separate areas which would be ideal for study areas or further seating area.

#### **Lounge/Diner**

**7.73 x 4.02 (25'4" x 13'2")**

Adam style fire surround with cast iron insert and tiled hearth. Karndean laid flooring. Three radiators. Coving. Feature exposed brick wall. TV point. Double glazed windows and three panel double glazed bi-folding door leading to the rear garden. Service hatch to kitchen.

#### **Kitchen/Breakfast Room**

**5.35 max x 4.02 (17'6" max x 13'2")**

Range of white fronted base and wall units including glass display units. Roll top working surfaces incorporating a sink with mixer tap. Fitted four ring electric hob and a Bosch electric oven. Tiled splashbacks. Space for undercounter fridge and freezer.

Dual aspect double glazed windows with fantastic views over the rear garden. Radiator. Breakfast bar. Service hatch to lounge/diner. Space for breakfast table. Double glazed door giving access to the rear garden.

#### **Shower Room**

Leading off from the hallway there's a shower room with a fitted shower cubicle with power shower. Low level flush WC. Pedestal wash hand basin with mixer tap. Radiator. Tiled walls. Frosted double glazed window. Wall mounted shaver point. Door to useful laundry cupboard with space for hoovers and slatted shelving.

#### **Bedroom One**

**3.43 x 3.33 (11'3" x 10'11")**

Dual aspect double glazed windows with southerly aspect and view of rear garden. Coving, Radiator. Telephone point. Door to dressing area and archway through to:

#### **En-Suite**

**3.19 into wardrobe x 2.59 (10'5" into wardrobe x 8'5")**

Mirror fronted wardrobe with sliding doors, hanging space and shelving. Panel enclosed bath with telephone style mixer tap with shower attachment. Bidet. Low level flush WC. Wash hand basin with mixer tap. Shaver point and light. Two frosted double glazed windows. Radiator. Tiled walls.





**Bedroom Two****5.48 x 3.25 (17'11" x 10'7")**

Dual aspect double glazed window with southerly aspect and view of front garden. Radiator. Coving. Fitted corner basin with mixer tap set in a vanity unit with tiled splashback.

**Bedroom Three****5.50 x 2.77 (18'0" x 9'1")**

Double glazed window to front. Radiator.

Stairs from hallway leading to:

**Family Room****11.25 x 3.85 max (36'10" x 12'7" max)**

Attractive Scandinavian family room. Versatile room with radiators. Eaves storage cupboards. Three double glazed velux windows with blinds. Attractive wood flooring. TV point. Double glazed two panel bi-folding door to:

**Wrap-Around terrace**

decked terraced area. Glass and chrome balustrade. View of rear garden and far reaching Downland views. Southerly and westerly aspect.

**Bedroom Four****4.69 x 2.74 (15'4" x 8'11")**

Dual aspect double glazed windows. Attractive strip wood flooring. Radiator. Access to:

**En-Suite**

Fitted corner shower cubicle. Wash hand basin set in a vanity unit with mirror and downlights. Low level flush WC. Tiled floor and walls. Frosted double glazed window. Heated towel rail.

**West Facing Garden**

Large patio area providing ample seating. Timber built pitched roof shed. Attractive raised fish pond with attractive features. Large laid lawn area with a wide range of mature trees and shrubs. Side access on both sides to garage and to front.

**Outside Wash Room****3.71 x 1.85 (12'2" x 6'0")**

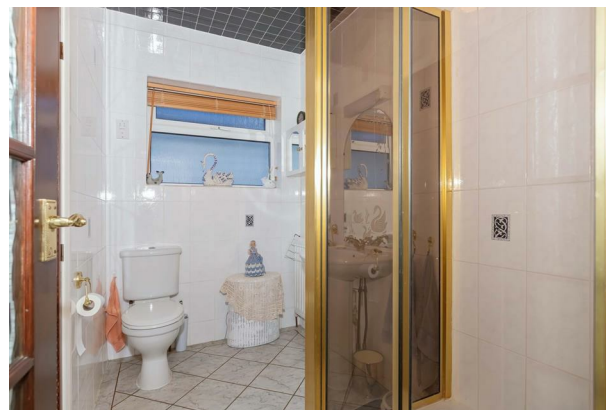
Pitched roof. Space and plumbing for washing machine and tumble dryer. Stainless steel sink. Further space for appliances. Storage area.

**Garage**

Pitched roof. Side door. Double glazed window. Electric door to:

**Front Garden**

Low maintenance patio area perfect for enjoying the easterly sun with wall enclosed flower beds. Driveway providing ample off-road parking and leading to the garage.







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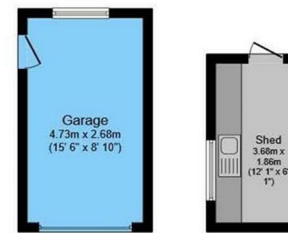
## Floor Plan Mill Lane



**Ground Floor**



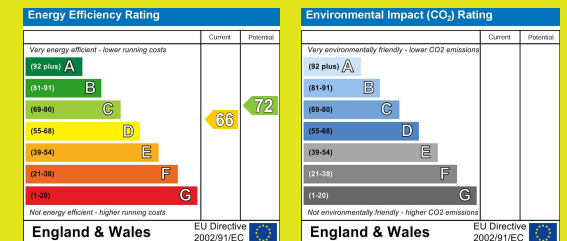
**First Floor**



**Garage**

Total floor area 234.5 m<sup>2</sup> (2,525 sq.ft.) approx  
Restricted height 19.3 m<sup>2</sup> (208 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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