



Mill Lane, Worthing



PCM
£3,000 PCM

- DETACHED FAMILY RESIDENCE
- FOUR RECEPTION ROOMS
- WOOD FLOORS THROUGHOUT
- EN-SUITE TO PRIMARY
- WEST FACING GARDEN
- FOUR BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- DRIVE TO FRONT AND DOUBLE GARAGE TO REAR
- FAMILY BATHROOM AND GROUND FLOOR SHOWER ROOM / WC
- RECENTLY REDECORATED THROUGHOUT

ROBERT LUFF & CO are delighted to offer for rent a substantial DETACHED RESIDENCE with GATED DRIVE located on one of the towns most highly sought after roads. Comprising entrance hall, large DUAL ASPECT LOUNGE with stone fireplace, dining room, modern fitted kitchen, GROUND FLOOR SHOWER ROOM / W.C, TWO FURTHER INTERLINKED RECEPTION ROOMS which could also potentially be used as additional bedrooms, WOOD FLOORS THROUGHOUT.

To the first floor there are four bedroom, FAMILY BATHROOM, PRIMARY BEDROOM WITH EN-SUITE AND DRESSING AREA.

Front garden with laurel hedging to front, parking for cars, lawned area, shrubs and small trees.

To the rear there is a WEST FACING GARDEN mainly laid to lawn, paved area, trees and shrubs.

Further benefits include garaging for two cars with drive area to front accessed to side and rear of the property.

SITUATED A sought after location in High Salvington which is situated on the slopes of the South Downs, close to the picturesque surroundings of the South Downs National Park.

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

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Accommodation

Front Room 39'8" x 75'7" (12.11 x 23.05)

Bright an airy living room with original wooden beams, open plan fireplace with stone surround, wooden flooring throughout, double doors leading out into the garden, 2 leaded light double glazed windows with fitted blinds, 2 radiators, plenty of plug point, TV and Phone Line.

Kitchen 7'09x22'07 (2.36mx6.88m)

Modern fitted kitchen with a country feel with black granite work tops, matching floor to ceiling units, integrated dishwasher, fridge freezer, 5 ring gas hob and electric oven with extractor hood, black sink and drainer with stainless steel mixer tap, stone tiled floor, front aspect double glazed window, radiator and sliding door leading into conservatory space.

Utility Room 8'08x13'04 (2.64mx4.06m)

Spacious utility room with plumbing for washing machine and space for dryer, wood effect units throughout, black worktops side door leading into rear garden, same flooring as in the kitchen and farm house style door.

Dining Room 9'03x16'06 (2.82mx5.03m)

Dining area with front and side aspect leaded light windows and fitted blinds, wooden flooring and 2 radiators.

Study Room 12'8x13'07 (3.86mx4.14m)

Wooden Floor, large front aspect leaded light double glazed window, radiator and plenty of plug points.

Master Bedroom 12'02x13'05 (3.71mx4.09m)

Spacious double room with wooden flooring, front aspect double glazed windows, radiator, separate storage area with built in draws, free standing wooden wardrobe and access into the en-suit shower room.

En-Suit

Shower room fully tiled with beige stone effect tiles, WC, heated towel rail and Wash hand basin.

Bedroom 2 13'01x12'07 (3.99mx3.84m)

Double bedroom with front and side aspect double glazed window, built in wardrobes, TV point, 4 double plug points, wooden flooring and radiator.

Bedroom 3 13'01x10'06 (3.99mx3.20m)

Double bedroom with front aspect double glazed window with view into the back garden, wooden flooring and radiator.

Bedroom 4

Smaller double bedroom with free standing double wardrobe and chest of draws, double glazed window, wooden flooring and radiator.

Family Bathroom

Matching stone effect tiled floor and walls, Jacuzzi bath with shower, heated towel rail, front aspect double glazed frosted window and vanity unit.

WC

Off Street Parking

To the front of the property and also down the side by the garages.

Double Garage

to the rear of the back garden.

Works to be prior to tenancy include deep clean, pool service, garden works and lawns. Prospective tenants will be responsible for pool upkeep and a pool service contract which will be provided by landlords.

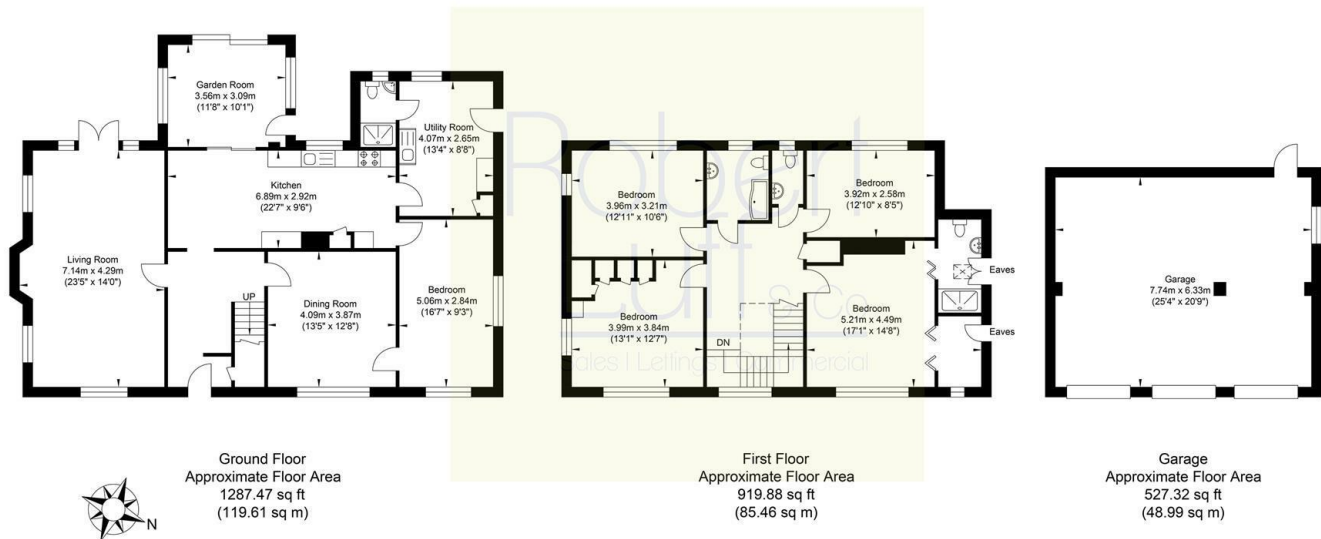


30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Approximate Gross Internal Area = 254.06 sq m / 2734.67 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.