



Mill Lane, High Salvington, Worthing BN13 3DE

Guide Price **£685,000**



Property Type: Detached Bungalow

Bedrooms: 3

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: F

- Detached Bungalow
- Three Bedrooms
- Two Bathrooms
- Lounge & Separate Dining Room
- Modern Kitchen and Utility Room
- Conservatory
- West Facing Garden
- Double Garage
- Views across Cissbury
- Immaculate Inside and Out

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.





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.

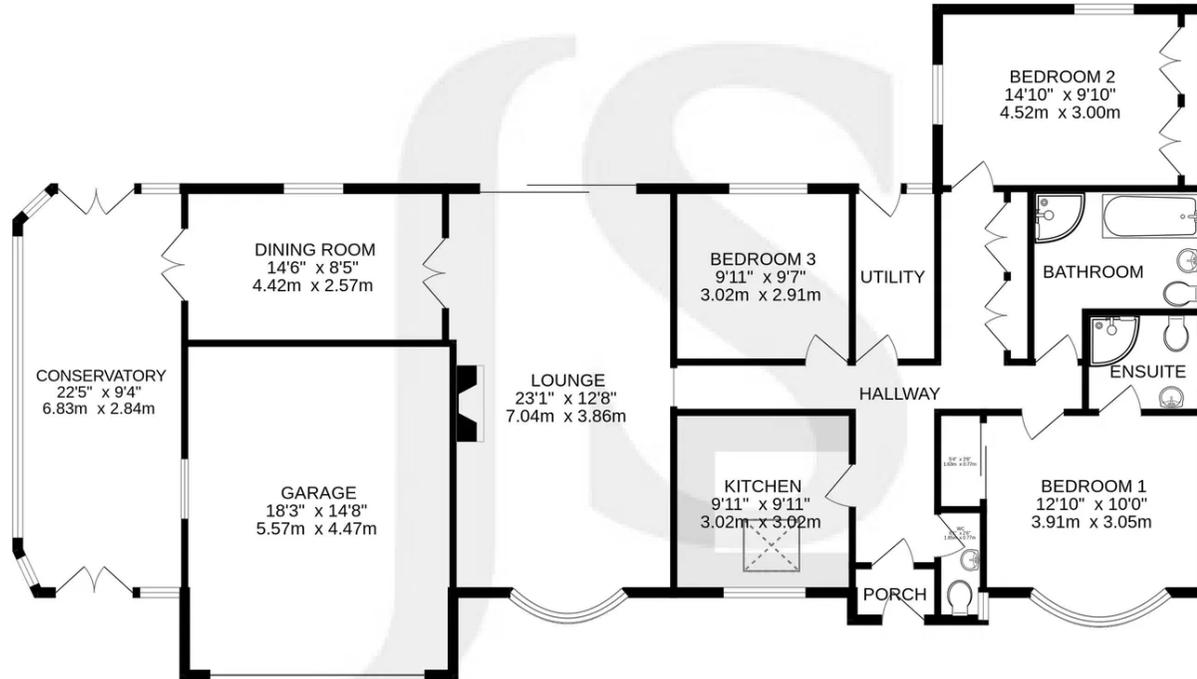
The property is approached via a generous pull-in driveway, providing parking for up to three vehicles and leading directly to a double garage. A small step rises to a charming pathway that guides you to the front door. The front garden is private and thoughtfully designed as a usable outdoor space throughout 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.

Located in the popular area of High Salvington, the area is known for its family homes and its working Mill dating back to 1750, which opens regularly for fetes and open days for the local community. Local shop/wine bar 'The Refreshments Rooms' is nearby and buses run in the area. Plenty of areas for countryside walks particularly The Gallops which has a children's play park and leads down to Findon valley shopping parade. Mill Lane falls within the popular Vale school catchment area. Easy access to A24 and A27.



GROUND FLOOR



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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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | 69 | |
| (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 | |