



Toftwood, Mill Lane, High Salvington BN13 3DF

Guide Price **£950,000**



Property Type: Detached House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: G

- Immaculate Detached House
- Four Bedrooms
- Generous Living & Dining Rooms
- Contemporary Kitchen/Breakfast Room
- Glorious Countryside Views
- Manicured Gardens
- Bathroom, En-Suite & WC
- Set In 0.24 Acres
- Double Garage & Ample Off Road Parking
- Exclusive High Salvington Location

Toftwood is an exceptional four bedroom detached residence set within the prestigious High Salvington area, occupying nearly a quarter-acre plot with breath-taking views across Cissbury Ring and Findon Valley. Immaculately presented, it offers elegant, light-filled living spaces, a bespoke kitchen, and seamless indoor-outdoor flow onto a stunning decked terrace. The beautifully landscaped gardens provide privacy and tranquillity, complemented by a gated driveway and double garage, creating a refined home perfectly suited to modern luxury living.





INTERNAL

A glazed porch opens into a spacious and welcoming entrance hall, immediately reflecting the quality and scale of the property, complete with the added comfort of underfloor heating.

Double doors draw you into the magnificent living space, where panoramic views take centre stage. This expansive room is flooded with natural light and features sliding doors opening onto a decked terrace — perfectly positioned to enjoy the stunning outlook. A step down leads to the dining area, which mirrors the same spectacular views and benefits from direct access to the garden, alongside a charming feature fireplace creating a warm and inviting atmosphere.

The living space flows seamlessly into the bespoke, hand-crafted kitchen/breakfast room. Beautifully appointed with sleek cabinetry and quartz worktops, the kitchen is equipped with a full range of integrated appliances, including a five-ring induction hob, Quooker hot water tap and a full-height pantry cupboard. There is ample space for informal dining, again enjoying those uninterrupted views, with sliding doors leading outside. A separate utility room, study and ground floor WC complete the ground floor accommodation.

Upstairs, there are four bedrooms, all benefiting from fitted wardrobes. The principal bedroom features a stylish en-suite bathroom, while the remaining bedrooms are served by a contemporary family shower room.

EXTERNAL

Approached via a gated entrance, Toftwood enjoys a private driveway providing ample off-road parking and access to a double garage. The front garden is neatly laid to lawn with established shrub borders.

The rear garden is a true highlight — beautifully landscaped and designed to maximise the exceptional setting. A large decked terrace provides the perfect space for entertaining while taking in the far-reaching views, enhanced by the scent of mature wisteria. Steps lead down to a further patio seating area and a well-maintained lawn surrounded by an array of shrubs and flowering plants. Beyond, the garden continues to reveal a greenhouse and vegetable garden, offering both charm and practicality in this idyllic outdoor space.

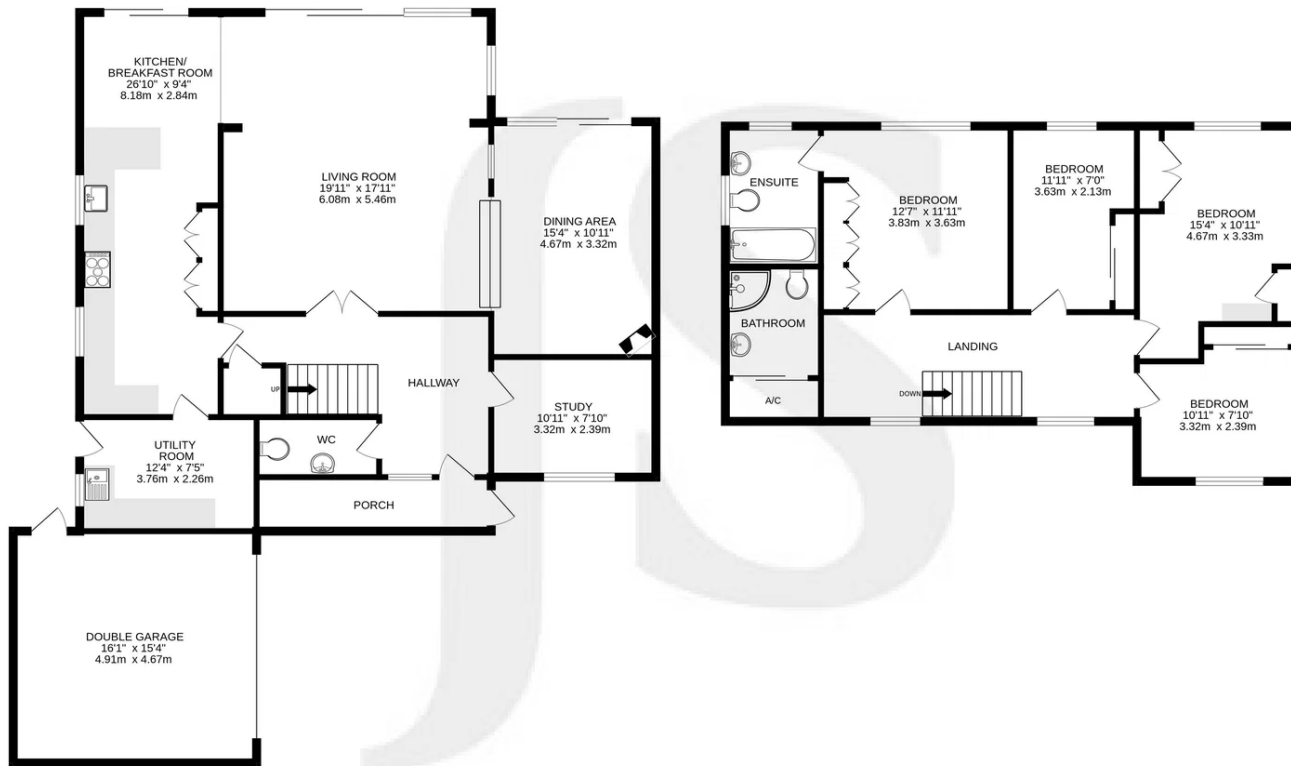
SITUATED

Situated in the sought-after High Salvington area, the property enjoys close proximity to the stunning South Downs National Park, ideal for walking and outdoor pursuits. The area is home to a historic windmill, while the popular local Refreshment Rooms offer artisan coffee, a micro bar and a convenient village store. Worthing town centre and seafront are approximately three miles away, with the A24 and A27 nearby providing excellent links to Horsham, Brighton and Chichester. Well-regarded local schools, including



GROUND FLOOR

1ST 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		
(69-80) C		77
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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