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## Description

\*GUIDE PRICE £850,000 TO £900,000\* Robert Luff & Co are delighted to offer to market, this stunning detached family home, called ALTA VISTA. Built in 2008, and situated in the highly sought after location of High Salvington, on the private road, Mill Lane. The house measures over 240 sq ft (inc car barn) Located on the edge of the South Downs. Local schools, shops, parks, and easy access to both A24 and A27 nearby. Marble tiled flooring throughout the ground floor. Accommodation offers an entrance porch, that leads into the grand entrance hall. Stunning open plan kitchen/dining room, measuring over 30ft with modern units. A nice space for family dining, and a further centre island that sits up to five people. Patio doors lead out to the wrap around garden. The kitchen also leads out to a separate utility room, with door from rear garden, ideal for coming in with those muddy boots from a walk up the South Downs. Also on the ground floor, we have a downstairs WC. The living room has a really welcoming feel to it, with a log burner, nestled in the corner. Bedroom five, that is currently used as an office/study. A large downstairs bedroom with its own en-suite. Wood panelled stairs lead up to the first floor. Three further bedrooms and family bathroom. The master bedroom has direct views over "The Gallops" with its own incredibly finished modern en suite, comprising bath, shower, and WC, and walk in wardrobe/dressing room. Two further double bedrooms, and a really generous modern family bathroom. Externally there is a wrap around garden with built in BBQ and pizza oven. A car barn, workshop, and ample off road parking. Viewing is highly recommended, please call to arrange a viewing.

## Key Features

- Detached Family Home
- Three Bathrooms
- 30ft Kitchen/Dining Room
- Views Over The South Downs
- Council Tax - F
- Five Bedrooms
- Ample Parking And Car Barn
- Wrap Around Garden
- Freehold
- EPC - TBC



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#### Entrance Porch

#### Entrance Hallway

**4.57m0.61m x 1.83m1.22m (15'2" x 6'4")**  
Alarm system. Marble tiled flooring.

#### WC

Concealed low level flush W.C, wash hand basin, tiled splash back.

#### Living Room

**5.44m x 3.66m (17'10" x 12'0" )**  
Double aspect with log burner.

#### Kitchen/ Diner

**9.14m0.30m x3.35m2.74m (30'1" x11'9")**  
A wide range of two tone wall and base units with under cupboard lighting, drawers, space for range style cooker, contemporary style extractor fan, space for American style fridge freezer, breakfast bar island with pan drawers, wine fridge, integrated dishwasher, granite worktops and up stands, triple aspect double glazed windows and doors to garden, space for breakfast table and chairs, tiled flooring with under floor heating, wired smoke alarm, cornicing, downlighters, door leading to:

#### Utility Room

**2.13m1.52m x 2.13m0.61m (7'5" x 7'2")**  
Further range of wall and base units, worktops incorporating sink with mixer tap, space and plumbing for washing machine and tumble dryer, microwave, shelving, cupboard enclosed Alpha boiler, tiled flooring, frosted double glazed door to garden, wall mounted electric fuse board.

#### Bedroom Two

**5.36m x 3.10m (17'7" x 10'2" )**  
Tiled flooring with underfloor heating, decorative coving, double glazed window, door to en-suite.

#### En-Suite

Corner shower cubicle, low level flush W.C with concealed system and vanity unit basin with mixer tap, heated towel rail, frosted double glazed window, tiled floor with underfloor heating, part tiled walls, coving, downlighters.

#### Bedroom Five/ Office

**2.74m x 2.13m (8'11" x 6'11")**  
Tiled flooring with underfloor heating, double glazed window, storage cupboard.

Turning oak staircase with glass balustrade leading from the hallway up to:

#### First Floor Landing

Frosted double glazed window, laid wood flooring, coving, thermostat, storage cupboard with access to eaves storage.

#### Bedroom One

**4.27m x 3.89m (14'0" x 12'9" )**  
Radiator, laid wood flooring, double glazed window to front, coving, telephone point, door to:

#### Dressing Room

With hanging rails, wood flooring and access to eaves.

#### En-Suite Bathroom/WC

Large walk-in shower cubicle with rainfall head and separate attachment, low level flush W.C, wash hand basin set in vanity unit with mixer tap, tiled flooring with underfloor heating, heated towel rail, double glazed Velux window.

#### Bedroom Three

**4.98m into dorma x 4.80m max (16'4" into dorma x 15'8" max )**

Eaves access, part laid wood flooring, radiator, Velux window, double glazed window to front.

#### Bedroom Four

**3.18m x 2.82m (10'5" x 9'3" )**

A full wall of fitted wardrobes, radiator, double glazed window, coving, laid wood flooring.

#### Bathroom

Large family bathroom with corner bath with mixer tap, low level flush W.C, corner shower cubicle, sink with mixer tap and vanity unit underneath, further storage cupboard, tiled floor with underfloor heating, frosted double glazed window, downlighters.

#### Front and Rear Gardens

Brick laid driveway for multiple cars, timber built car barn with slate pitched roof with power and lighting, doors to workshop. Secluded garden with wall enclosed artificial lawn area, patio area with brick built BBQ, flower bed area, power point and lighting. Patio area with retaining wall incorporating pizza oven, outside taps and lighting.

#### Car Barn

**6.10m0.61m x 3.66m3.05m (20'2" x 12'10")**  
Electric Door

#### Workshop/Store

**6.71m x 2.44m (22 x 8)**





## Floor Plan Mill Lane



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			
England & Wales		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			
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.

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