

Freehold - Offers In Excess Of £1,300,000



5



3



4



C



## 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. Conveniently located near local schools, shops, parks, bus routes, and the South Downs National Park, the property also offers easy access to both the A24 and A27.

The spacious and versatile accommodation comprises an entrance hall, open-plan kitchen/dining/living area, ground floor WC, utility room, and two ground floor bedrooms (one currently used as an office) along with a refitted ground floor shower room. Upstairs, there is a second living room and a generous master bedroom featuring an en suite bathroom and access to a west-facing terrace overlooking the garden and pool. There are also three additional bedrooms and a refitted family bathroom.

The impressive west facing rear garden is a true entertainer's dream, boasting a stunning patio area, swimming pool with swim-up bar, barbecue station, outdoor TV lounge, hot tub, cold plunge pool, trampoline, six-a-side football pitch, children's play area, and a log cabin with a private gym and 90s-style pub.



## Key Features

- Beautifully Presented Detached Family Home
- Open Plan Ground Floor Living Space
- Utility Room
- Ground Floor Shower Room
- 90's Style Bar
- Master Bedroom With En Suite & West Facing Terrace
- Swimming Pool & Outdoor Entertainment Suite
- Six/Seven Bedrooms
- Private Gym
- Council Tax Band G



Composite part glazed front door leading into:

#### **Entrance Hall**

Stunning marble effect tiled floor flows through the ground floor, two full length frosted side panels, built in storage cupboards with hanging space and shelving, designer radiator, dado rail, skinned ceiling with coving, part glazed frosted door leading into:

#### **Kitchen/Dining/Living Space**

**8.41 x 7.03 (27'7" x 23'0")**

Double glazed bay window to front, continuation of the marble effect tiled floor, designer radiator, wall mounted TV, telephone point, two decorative wall lights, skinned ceiling with spotlights, opening through into:

Kitchen/dining area with one and a half bowl stainless sink unit inset to a granite worktop with chrome designer mixer tap and indented drainer, matching range of high gloss wall and base units, built in eye level Neff double oven with further Neff combi microwave, integrated full length fridge and full length freezer, integrated Neff dishwasher, four ring induction hob with stainless steel extractor above and glass splashback, extended breakfast bar with space for stools, designer radiator, space and plumbing for American style fridge/freezer, space for ten seater formal dining room table and chairs, double glazed window overlooking the garden and pool, double glazed leaded light door leading out on to the patio pool area.

Steps off the entrance hall lead down into:

#### **Inner Hallway**

#### **Ground Floor WC**

Low level flush WC, wall mounted wash hand basin with designer mixer tap, radiator, extractor fan and skinned ceiling.

#### **Utility Room**

Double glazed frosted door to side aspect, single stainless steel sink unit inset to roll top work surfaces with chrome mixer tap and drainer, matching range of wall and

base units, space and plumbing for washing machine and tumble dryer, various built in style cupboards, recently replaced Megaflow System with tank and separate boiler, wall mounted consumer unit, oak effect flooring, and skinned ceiling with spotlights.

#### **Office/Ground Floor Bedroom**

**4.49 x 2.62 (14'8" x 8'7")**

Double glazed bay window to front with beautiful views over Cissbury Ring, built in office desk area with TV point, telephone point, fitted furniture, space for double bed and wardrobes, and skinned ceiling with spotlights.

#### **Ground Floor Bedroom**

**3.62 x 3.19 (11'10" x 10'5")**

Double glazed window to side aspect, radiator, TV point, space for wardrobes, coved and skinned ceiling

#### **Ground Floor Bedroom**

**4.55 x 2.72 (14'11" x 8'11")**

Double glazed window to rear, overlooking the garden area, radiator, TV point, space for wardrobes, and skinned ceiling with coving.

#### **Ground Floor Refitted Shower Room**

Double glazed window and double glazed door leading out onto side aspect, beautifully tiled floor throughout, walk-in black glassed shower enclosure with tiled surround, floating head and mains shower attachment, designer wash hand basin inset to vanity unit with low level flush WC and storage below and beside, tiled splashback, skinned ceiling with extractor fan, design radiator and spotlights.

Stairs up to:

#### **Half Landing**

Part glazed door leading into:

#### **Second Living Room**

**4.95 x 4.56 (16'2" x 14'11")**

Double glazed bay window to front enjoying stunning uninterrupted views across the Cissbury Ring, feature fireplace with wall mounted glass fire and wall mounted TV, telephone point, and skinned ceiling with coving.

#### **Master Bedroom**

**5.84 x 4.56 (19'1" x 14'11")**

Double glazed bi-folding doors which open up onto a beautiful west facing terrace overlooking the pool and garden, enjoying all of the afternoon sun, vertical designer radiator, range of fitted wardrobes providing hanging space and shelving with built-in dressing table, wall mounted TV, decorative wall lights, skinned ceiling and coving, door leading into:

#### **En Suite Bathroom**

Wood effect flooring, walk in corner shower enclosure with floating head and mains shower, low level flush WC, beautiful stone wash hand basin inset to vanity unit with designer chrome mixer tap, mirror fronted vanity wall unit, part tiled walls, extractor fan, skinned ceiling with designer vertical radiator.

#### **Bedroom**

**3.49 x 3.38 (11'5" x 11'1")**

Double glazed leaded light window to rear with beautiful views over the garden and pool area, radiator, TV point, space for wardrobes, further built in wardrobe with hanging space and shelving, coved and skinned ceiling.

#### **Bedroom**

**3.38 x 3.01 (11'1" x 9'10")**

Double glazed leaded light window to the rear, radiator, TV point, space for furniture, built in wardrobes providing hanging space and shelving, skinned ceiling and coving.

#### **Bedroom**

**3.65 x 3.29 (11'11" x 10'9")**

Double glazed leaded light window to front, enjoying beautiful views again across the Valley and out to Cissbury Ring, space for wardrobes, TV point, and skinned ceiling with coving.

#### **Refitted Family Bathroom**

Double glazed frosted window to front, granite tiled effect flooring, panel enclosed jacuzzi bath with chrome designer mixer tap and shower attachment, low level flush WC, bidet, wall mounted wash hand basin, wall mounted vanity unit, mirrored insert, part tiled walls, chrome heated towel

rail, built in airing cupboard with shelving, skinned ceiling and spotlights.

#### **Rear Garden**

Facing west and stretching nearly 200 feet, a stunning tiled patio extends from the back of the house, seamlessly wrapping around a beautifully designed pool. This resort-style oasis features a diving board, a luxurious lounging area, and a fully equipped swim-up bar, complete with a barbecue station, outdoor TV lounge, hot tub, and cold plunge, offering the ultimate in relaxation. From here, you move through the bar area and out onto a manicured lawn, which boasts a built-in trampoline zone, a six-a-side football pitch, and a dedicated play area with rubber safety flooring, and swings. A raised decking pathway leads to a charming log cabin, home to a private gym and a nostalgic 90's-style pub.

#### **Bar/Kitchen**

**6.03 x 3.12 (19'9" x 10'2")**

This beautiful, idyllic entertaining space features a covered canopy with a seating area off the barbecue and bar. The area is fully tiled and fully equipped with a full barbecue setup, freezers, and fridges.

#### **Gym**

**6.11 x 6.11 (20'0" x 20'0")**

With a vaulted ceiling, the gym offers enough space for all your equipment and comes equipped with a toilet, shower, TV, and full internet access. A doorway from the gym leads directly to the bar.

#### **Bar**

**6.13 x 3.90 (20'1" x 12'9")**

A 90's-style pub, fully equipped with a dartboard, pool table, wood burner, and leather-backed seating area, along with a full bar and optics.





[robertluff.co.uk](http://robertluff.co.uk)

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ | 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff  
& Co

## Floor Plan Mill Lane

# Mill Lane



Approximate Gross Internal (Excluding Outbuilding) Area = 214.05 sq m / 2304.01 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(1-20) G	(1-20) G	(1-20) G	(1-20) G
Not energy efficient - higher running costs		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.

robertluff.co.uk

30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ  
 01903 331247 | [info@robertluff.co.uk](mailto:info@robertluff.co.uk)

Robert  
Luff & Co