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Description

ROBERT LUFF & CO ARE DELIGHTED TO OFFER FOR RENT A TRULY STUNNING NEW BUILD PROPERTY.

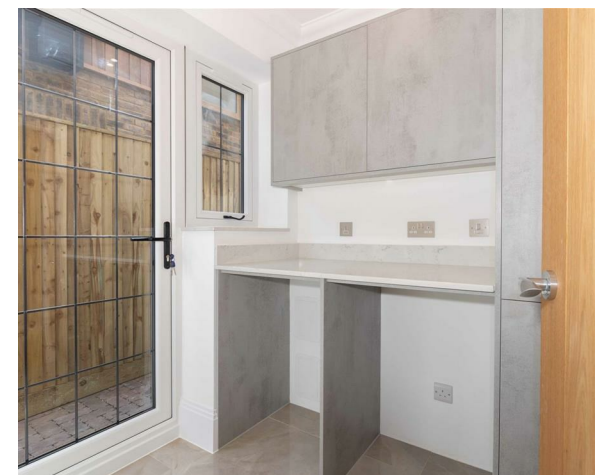
This home offers a flexible modern layout, beginning with a bright open plan lounge, diner, and kitchen area that overlooks the garden and South Downs National Park. The modern kitchen boasts sleek design and integrated appliances. There's a utility room and a versatile extra room that can be used as a fifth bedroom, study, or playroom. The lower ground floor hosts two double bedrooms and a bathroom. Upstairs, two more double bedrooms include a main bedroom with stunning views, a walk-in dressing area, and a luxurious en-suite.

Outside, there's a private double parking bay with electric charging points and a front garden with gated rear access. The sizable rear garden offers scenic countryside views, a lawn, and a paved terrace for outdoor entertainment.

Situated in High Salvington, known for its family-friendly environment and a historic working Mill, the area offers 'The Refreshments Rooms' wine bar, bus access, and scenic walks. It falls within the Vale school catchment area and enjoys easy access to the A24 and A27 for commuting.

Key Features

- Beautiful Views Over the Valley and Cissbury Ring
- Sole Letting Agents
- Modern and Stylish Bathrooms
- Beautiful Landscaped Gardens
- Truly Stunning Residence
- Stunning Newly Built Luxury Homes
- Versatile and Spacious Accommodation
- Open Plan Kitchen/Family Dining Room
- Integrated Appliances and Separate Utility Room
- Private Parking Double Bay with Electric Charging Point



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Step inside and be amazed by the contemporary style kitchen breakfast rooms, featuring sleek stone work surfaces and high-end appliances. These kitchens are designed for those who love to cook and entertain, and provide the perfect shape to whip up a delicious meal for family and friends.

Both of these luxury homes feature spacious bedrooms, providing plenty of room for rest and relaxation. Each property boasts three modern and stylish bathrooms, as well as four toilets, ensuring that there is ample facilities for all your family and guests.

Take in glorious views of the South Downs National Park from the rear gardens and terraces of these stunning properties, providing the perfect outdoor space to relax and unwind. And for those with a love of cars, there is ample allocated and undercroft parking, ensuring that your vehicles are secure and easily accessible.

These luxury homes are perfect for those who demand the very best in modern living, with attention to detail and design that is sure to impress. Book your viewing today and take the first step in securing your dream home in High Salvington.

(this description is relevant to both properties)

Ground Floor

Kitchen/Dining/Living Room
8.25 x 6.37 (27'0" x 20'10")

Lounge/Bedroom Five
3.76 x 3.52 (12'4" x 11'6")

Utility Room
2.51 x 1.85 (8'2" x 6'0")

Downstairs WC

Lower Ground Floor

Bedroom Two
7.72 x 3.13 (25'3" x 10'3")

Bedroom Three
4.02 x 3.01 (13'2" x 9'10")

Bathroom

First Floor

Bedroom One
6.04 x 4.79 (19'9" x 15'8")

Ensuite

Dressing Room

Bedroom Four
3.76 x 3.69 (12'4" x 12'1")

Shower Room

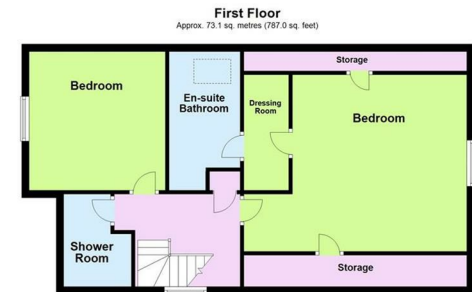
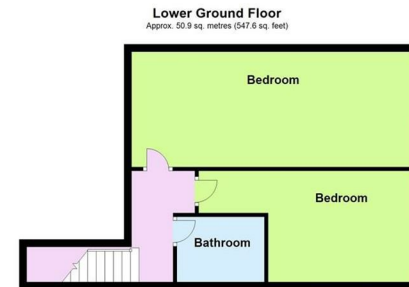
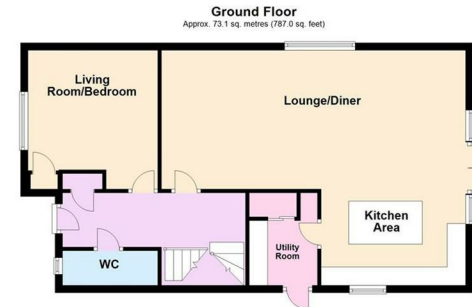
Beautiful Landscaped Rear Garden

With views across Findon over to Cissbury Ring.

Private Parking Double Bay
With electric charging point.



Floor Plan Mill Lane



Total area: approx. 197.1 sq. metres (2121.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		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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