



Offers In Excess Of
£588,000
Freehold

Mill Lane, Worthing

- Detached Family Home
- Large Lounge / Dining Room
- Conservatory
- Three Double Bedrooms
- Enclosed Rear Garden
- Popular High Salvington Location
- Kitchen & Utility Room
- NO FORWARD CHAIN
- Two Bathrooms & Separate W.C
- Driveway & Garage

Robert Luff & Co are delighted to offer to market this well presented detached family home ideally situated in the highly sought after location of High Salvington with local schools, shops, parks, the South Downs and easy access to both A24 and A27 nearby. Accommodation offers entrance porch into entrance hallway, spacious lounge / dining room, modern kitchen and utility room, conservatory, downstairs W.C and office space, downstairs in the basement is a large bedroom with en suite shower room and further utility room. On the first floor are two double bedrooms and a family bathroom. Other benefits include an enclosed rear garden, large driveway providing ample off road parking, a garage and no forward chain.

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Accommodation

Entrance Porch

Frosted double glazed glass doors opening into:

Entrance Hall

Radiator, flat wall plaster into coving, stairs leading to upstairs accommodation.

W.C

Double glazed frosted window, push flush W.C, white wash hand basin with chrome mixer tap and storage underneath, cupboard enclosed Worcester Bosch boiler, cupboard on the wall.

Lounge / Dining Room 31'0 x 15'0 (9.45m x 4.57m)

Triple aspect, view out onto Findon Valley, brick fireplace surround, double glazed sliding door out to the terrace, understairs storage cupboard, radiator on the wall.

Kitchen 12'03 x 11'08 (3.73m x 3.56m)

Double glazed door to conservatory, double glazed window to side, flat wall plaster into coving, matching range of wall and base units, central island / breakfast bar with cupboards, range fan oven with five ring hob and griddle, extractor fan overhead, chrome sink / drainer with mixer tap inset to work surfaces, large larder cupboard with space for fridge freezer and cupboard with shelving, wood effect flooring, radiator.

Conservatory 11'08 x 6'01 (3.56m x 1.85m)

Fully double glazed with access down the side of the property via french doors and a single double glazed door, power points.

Inner Hallway / Office

Space for desk, double glazed sliding doors to terrace, stairs to downstairs accommodation.

Terrace

Fantastic views over the garden and Findon Valley, paved hard standing, glass screens with chrome rail, outside power points.

Utility Room

Flat wall plaster, double glazed door leading to garden, flecked worktop, space for washing machine and tumble dryer, radiator.

Master Suite 20'9 max x 12'2 (6.32m max x 3.71m)

Double glazed sliding door to patio space and garden, flat wall plaster, space for large wardrobes and chest of drawers, two radiators.

En-Suite

Double glazed frosted window to rear, corner shower cubicle with chrome thermostatic shower, toilet unit incorporating low level push flush W.C and storage, vanity unit with white sink, chrome mixer tap and cupboard and drawer storage, chrome towel rail, under floor heating.

Stairs leading up.

Bedroom Two 16'9 x 11'8 (5.11m x 3.56m)

Double glazed window to rear with views over Findon Valley, flat wall plaster, internal cupboard and storage in the eaves, radiator.

Bedroom Three 16'9 x 8'4 (5.11m x 2.54m)

Double glazed window to rear with views over Findon Valley, flat wall plaster, internal cupboard and storage in the eaves, radiator.

Family Bathroom

Velux double glazed window, fully tiled walls and floor, white standard bath with chrome mixer tap and shower overhead, white pedestal wash hand basin with chrome mixer tap, push flush W.C, radiator.

Garden

Patio area and raised beds, laid lawn, fence panel enclosed, raised decking area with summer house, gate to rear giving access to neighboring road.

Front Garden

Brick paved drive providing off road parking.

Garage

With power and lighting, electric door, PVC side door giving access to the side of the property.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B	78	
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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