



Mill Lane, Worthing



Offers In The Region Of
£700,000
Freehold

- Beautiful Detached Family Home
- Stunning Views out to Cissbury Ring and Over Findon Valley
- Three Double Bedrooms
- Three Reception Rooms
- Kitchen & Utility Room
- EPC Rating - D
- Large West Facing Rear Garden
- Double Garage & Driveway
- Workshop / Log Cabin
- NO FORWARD CHAIN

Robert Luff & Co are delighted to offer to market this stunning character filled detached family home ideally situated in this quiet semi-rural location bordering the South downs enjoying beautiful views over Findon Valley onto Cissbury Ring, with local shops, schools, parks, bus routes and easy access to both the A24 and A27 all nearby. Accommodation offers entrance hall, living room, formal dining room, sun room, kitchen with utility, W.C and rear lean-to. Upstairs are three double bedrooms, two enjoying stunning views of Cissbury Ring, two with fitted wardrobes, shower room and separate W.C. Other benefits include a long drive to garage, stunning West facing rear garden with log cabin / office, huge amounts of scope for extension (STP) and with vacant possession.

T: 01903 331247 E: info@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Entrance

Feature leaded light arched double doors leading into:

Inner Entrance Porch

Hanging space and storage, original Oak door into:

Entrance Hall

Original stained glass leaded light window to rear, radiator, Oak staircase leading up, built in cupboard housing meters offering storage and hanging space, coved ceiling, door into:

Living Room 15'3 x 12'3 (4.65m x 3.73m)

Original leaded light secondary glazed window to front enjoying stunning views over Findon and onto Cissbury Ring, radiator, TV point, telephone point, two feature leaded light windows to side aspect, ornate recess shelving, attractive wall mounted lighting, coved ceiling, door leading into:

Sun Room 13'8 x 9'11 (4.17m x 3.02m)

Triple aspect room with leaded light window to the other side, radiator, wall mounted lighting, double glazed sliding doors overlooking and opening onto the rear patio.

Formal Dining Room 15'8 x 12'4 (4.78m x 3.76m)

Original leaded light secondary glazed bay window to front enjoying uninterrupted views of the South downs, radiator, feature fireplace with brick surround, picture rail, space for dining table and chairs, original beamed ceiling.

Kitchen / Breakfast Room 13'2 x 8'6 (4.01m x 2.59m)

Windows to rear and sliding door to rear addition, stainless steel sink unit inset to work surfaces with mixer tap and drainer, matching range of wall and base units, space for cooker and fridge freezer, space for table and chairs, built in cupboard housing modern boiler, part tiled walls, coved ceiling sliding door into walk-in pantry cupboard and W.C.

Rear Addition

Used as a utility room with double glazed windows and double doors opening out onto the garden, range of base units with fixed worktops, space and plumbing for for washing machine and tumble dryer.

Walk-In Pantry

Two double glazed frosted windows to side aspect, space for freezer, built in cupboards and shelving, door into:

Ground Floor W.C

Double glazed frosted windows to rear and side aspect, low level flush W.C, wash hand basin with mixer taps, radiator, part tiled walls.

First Floor Landing

Leaded light windows to rear overlooking the garden, built in storage units, loft hatch, radiator, feature leaded light arched window to front enjoying stunning views over Findon and Cissbury Ring.

Bedroom One 15'2 x 12'5 (4.62m x 3.78m)

Original leaded light window, secondary glazed bay window to front again enjoying gorgeous views out over Cissbury Ring, radiator, leaded light window to side aspect, range of fitted wardrobes with hanging space and shelving, wash hand basin inset to vanity unit with drawers either side and space for stool, wall mounted lighting, coved ceiling.

Bedroom Two 12'4 x 9'9 (3.76m x 2.97m)

Original leaded light secondary glazed window to front with beautiful views over Findon Valley and Cissbury Ring, radiator, leaded light window to side aspect, built in wardrobe with hanging space and shelving, fitted dressing table with mirror above, coved ceiling.

Bedroom Three 12'4 x 8'6 (3.76m x 2.59m)

Original leaded light secondary glazed window to rear enjoying views over the garden and out to sea, radiator, TV point, wash hand basin inset to vanity unit with drawers, space for stool and mirror above, coved ceiling



Refitted Shower Room

(Space to put bath back in and knock through into W.C)
Leaded light frosted and secondary glazed window to rear, walk-in shower enclosure with mains shower, wash hand basin inset to vanity unit with mixer tap, heated towel rail, part tiled walls.

Separate W.C

Frosted leaded light window, secondary glazed window to rear, low level flush W.C, part tiled walls.

West Facing Rear Garden

A particular feature to this wonderful home is this stunning approximately 150ft West facing rear garden, attractively landscaped and well maintained, the garden is mainly laid to lawn with flower and shrub borders, two paths leading to the rear with treselled fencing leading to greenhouse with two sheds and vegetable patch. The garden also benefits side access, workshop / log cabin and patio seating area.

Workshop / Log Cabin 17'9 x 12'0 (5.41m x 3.66m)

Windows to side aspect and rear aspect, wall mounted electric heater, power and light, benefits from it's own electric supply, built in work benches and work space lending itself for a magnitude of uses.

Front Garden

Walled and mainly laid to lawn with attractive flower and shrub borders.

Driveway

Long driveway providing off road parking for several vehicles and leading to the garage.

Double Length Garage 33'0 x 9'7 (10.06m x 2.92m)

Leaded light part glazed door, power and light, radiator, double glazed double width doors opening through into the rear garden.



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Floorplan



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