



Orchard Cottage | Mill Lane | High Salvington | BN13 3DJ
Guide Price **£750,000**



Immaculate detached home in peaceful High Salvington offering three double bedrooms, four reception rooms, three bathrooms, West facing garden and detached double garage.



Key Features

- Detached House
- Three/Four Bedrooms
- Three Reception Rooms
- Fitted Kitchen/Breakfast Room
- Conservatory
- Bathroom & Two Ensuites
- West Facing Rear Garden
- Double Garage
- Immaculate Throughout



3 Bedrooms



3 Bathrooms



3 Receptions

INTERNAL

The property welcomes you with a spacious entrance hall that seamlessly connects to the principal reception rooms. At the front of the home, a generous kitchen/breakfast room provides a bright and functional space, complemented by a separate dining room alongside. A well-placed and spacious utility room adds further convenience. The main living room, positioned at the rear of the property, boasts a dual aspect, a focal fireplace, and direct access to the conservatory. Designed for year-round use, the conservatory benefits from heating and carpeted flooring, making it a comfortable and inviting space. Additionally, the ground floor features a large office that can double as a fourth bedroom, along with a convenient ground-floor W.C. Upstairs, the home offers three well-proportioned double bedrooms, each fitted with built-in wardrobes. The main and third bedrooms enjoy the luxury of en-suite bathrooms, while a family bathroom serves the remaining rooms.

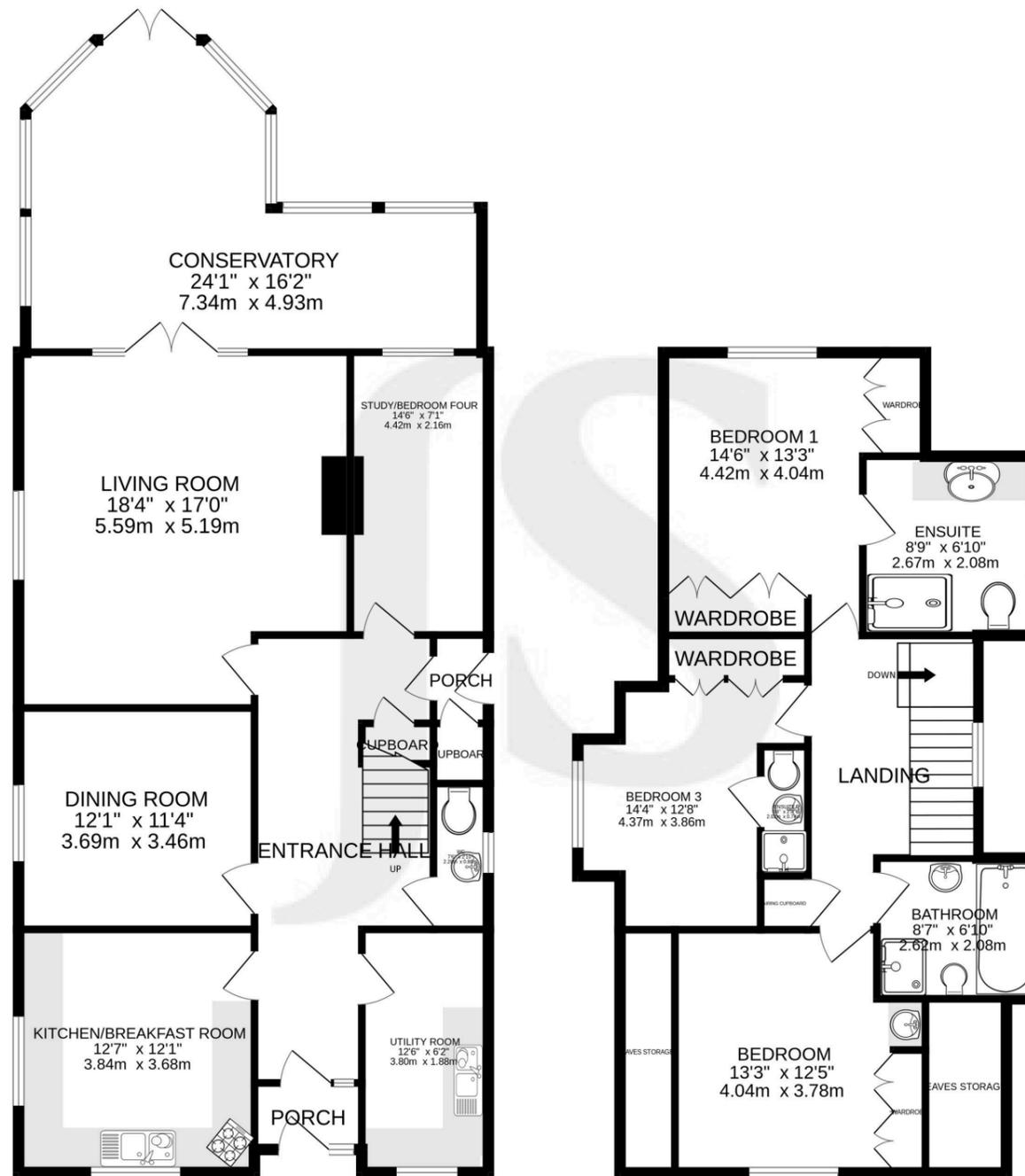
EXTERNAL

The front garden features a generous in-and-out driveway, providing ample off-road parking. To side of the property is a pitched-roof double width garage with up and over door and power. At the rear, the west-facing garden is a beautifully designed outdoor space, benefiting from an patio area leading off the conservatory. Two large lawned sections, separated by charming flower beds, create a picturesque and welcoming setting. A greenhouse adds to the garden's appeal, while a convenient side gate provides easy access to the garage.

LOCATION

In the popular area of High Salvington, the area is known for its family homes and its working Mill dating back to 1750, which opens regularly for fetes and open days for the local community. Local shop/wine bar 'The Refreshments Rooms' is nearby and buses run in the area. Plenty of areas for countryside walks particularly The Gallops which has a children's play park and leads down to Findon valley shopping parade. Mill Lane falls within the popular Vale school catchment area. Easy access to A24 and A27.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(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	

Property Details:

Floor area (as quoted by EPC): 1905 sqft

Tenure: Freehold

Council tax band: G

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.