



MILL LANE, BN13
£750,000 FREEHOLD

Winkworth



MILL LANE, BN13

Winkworth Worthing is proud to offer 'Alta Vista' a bespoke built property our vendors constructed as their family home some 12 years ago. Maintained and improved this stunning residence is presented in impeccable order with spacious and flexible accommodation over two floors.

Set within a private lane at the foot of the South Downs within High Salvington this fine house enjoys a peaceful and private position. The area is coveted by families and professionals with good schooling nearby and some fantastic walks along with easy road access to the A24 and A27.

Alta Vista's proportions and layout is shown within our floorplan. Of note is the overall size with the interiors of the main house being 2225 Sqft and an additional 448 sqft of storage and open barn style garaging. Throughout the house, there are features above and beyond many modern homes for instance the joinery is all oak to include architraves, doors, cills and bespoke staircase. There is underfloor heating across the whole house with the downstairs predominantly tiled this is a welcome addition. The rooms are; in our opinion all of a good size with the stand out space being the substantial kitchen diner. Fitted with a range of wall and base units and a vast central island the kitchen is fit for the most demanding of cooks. The additional space for entertaining and dining has made this the hub of the house for our vendors. A handy utility room has room for the washing machine and dryer along with access to the rear terrace. From the impressive entrance hall, there is a large lounge and a study as well as a cloakroom and down stair bedroom with en-suite shower room. To the first floor are three further bedrooms, all double with the principle having an impressive en-suite shower room and walk-in wardrobe. The family bathroom is well-appointed with a white suite comprising a shower, bath, basin and w.c.



Externally the house is elevated from the lane with a substantial block paved driveway with parking for several vehicles. The recent addition of a car barn with adjoining storeroom is a real plus having space for garden paraphernalia, bikes and other equipment. The garden is enclosed by wall with established borders around an all-weather artificial lawn. To the rear is a private terrace with a built-in pizza oven.

In summary, this house offers substantial accommodation in stunning order with modern fittings and usable rooms. Offered in first-rate condition in a sought after semi-rural location within easy reach of the Downs, Sea and beautiful villages this home is a must-see!

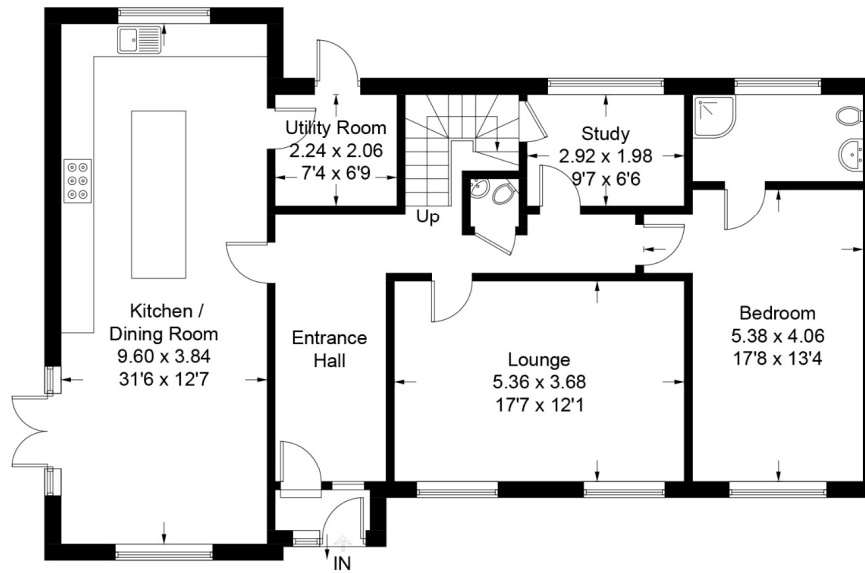


Alta Vista, Mill Lane, BN13 3DE

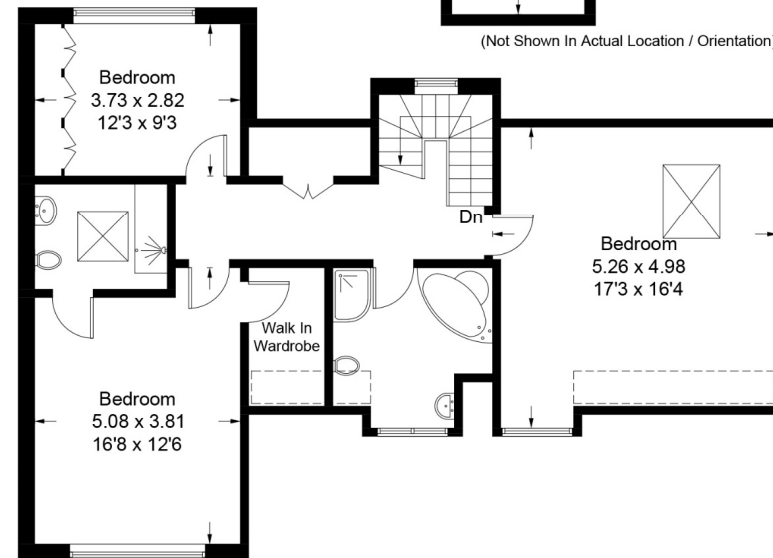
Approximate Gross Internal Area = 206.7 sq m / 2225 sq ft

Garage / Store = 41.6 sq m / 448 sq ft

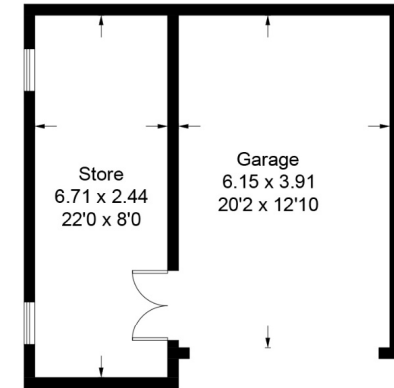
Total = 248.3 sq m / 2673 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

PRODUCED FOR WINKWORTH ESTATE AGENTS.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. Created by Emzo Marketing 2020.

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