



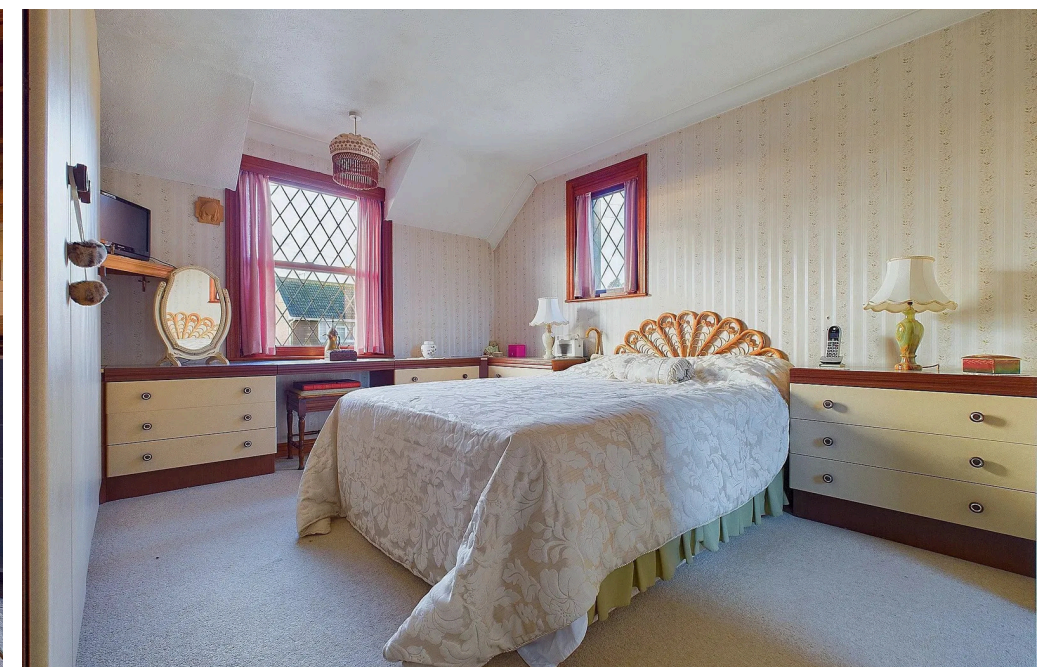
Mill Road, North Lancing, BN15 0PX

Offers Over £475,000





An exciting opportunity to purchase this imposing and detached four bedroom character home arranged over three stories with brick and flint exterior. Particular benefits include garage, 21ft basement level with kitchenette and shower room and is offered to the market chain free in this popular North Lancing Location.



Key Features

- Character Detached Flint Cottage
- Popular North Lancing Location
- 3/4 Bedrooms
- Basement Level - Potential Annex
- Garage
- Downstairs WC
- Chain Free
- Flexible Living Accomodation
- Close To South Downs
- Viewing Recommended



4 Bedrooms



3 Bathrooms



3 Reception Rooms

INTERNAL

The entrance hall has stairs to the first floor with storage cupboard beneath and doors to the living room, kitchen dining room and the ground floor W.C. The 21ft living room is dual aspect with west facing bay window and feature fire place and doors onto the rear garden. The kitchen has a range of wall and base units with fitted worksurfaces, ceramic hob with oven beneath, integrated dishwasher, space and plumbing for washing machine and fridge, the kitchen opens into the dining area with space for table and chairs and doors opening to the garden. A ground floor W.C is located off the entrance hall and also provides access to outside. On the first floor are three bedrooms all benefitting from fitted wardrobes & drawers with the primary bedroom being served by an en-suite comprising bath, separate shower cubicle, W.C and hand wash basin with storage beneath. The family bathroom has a panel enclosed bath, hand wash basin with cupboard beneath and a low level flush W.C.

From the garden, there is a staircase leading down to basement level - this multi purpose room could be used as versatile living and a very convenient annex space (subject to permissions) as this room benefits 21ft in length and provides access to a separate kitchenette and shower room.

External

EXTERNAL

To the front the garden is part wall enclosed with a pathway leading to the front door, surrounded by a mature shrub and flower garden. To the rear the garden is mainly laid to paving with shrub boards and access to the garage with electric roller door with power and loft space. There is a small area of hardstanding just to the front of the garage, suitable for a small car.

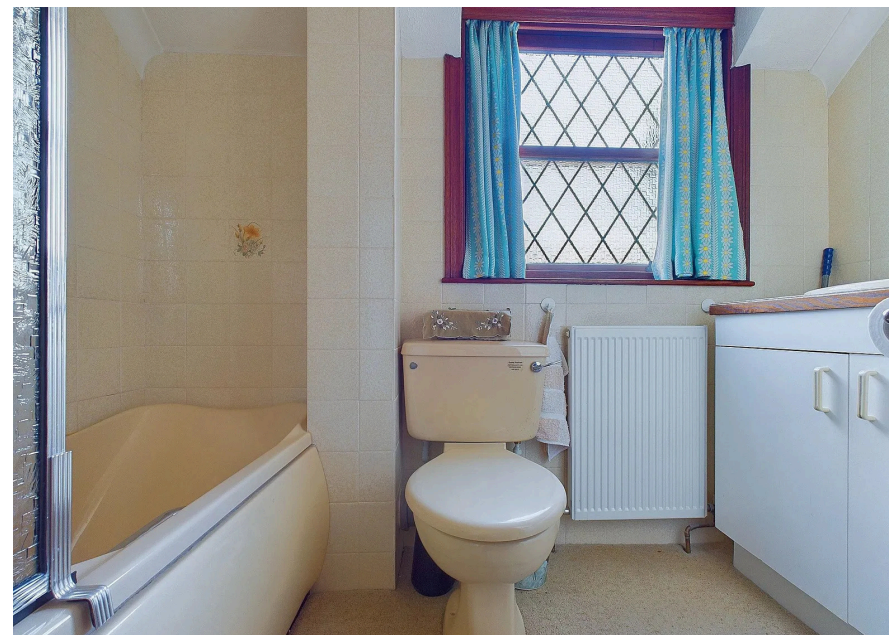
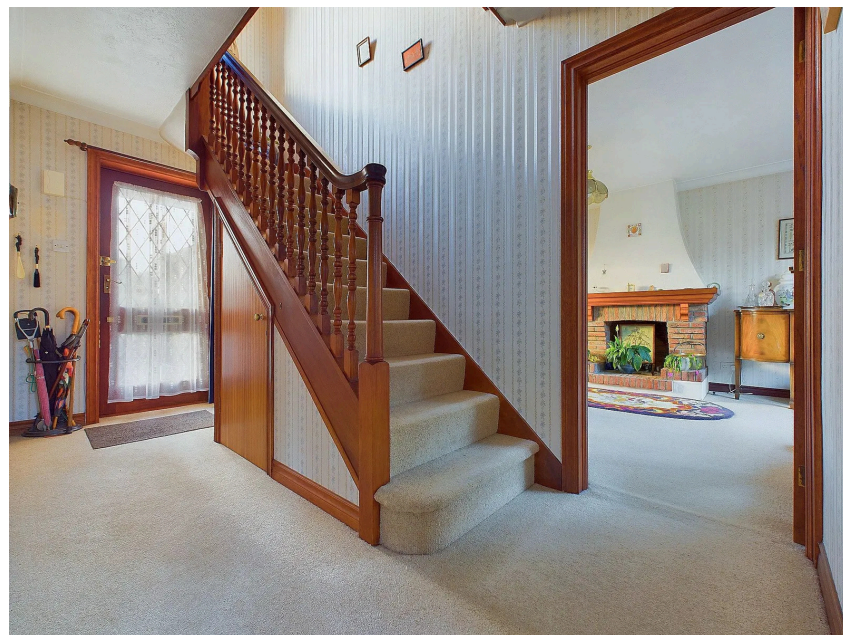
Please note there is access for 21 The Street over the drive to their gate and garage.

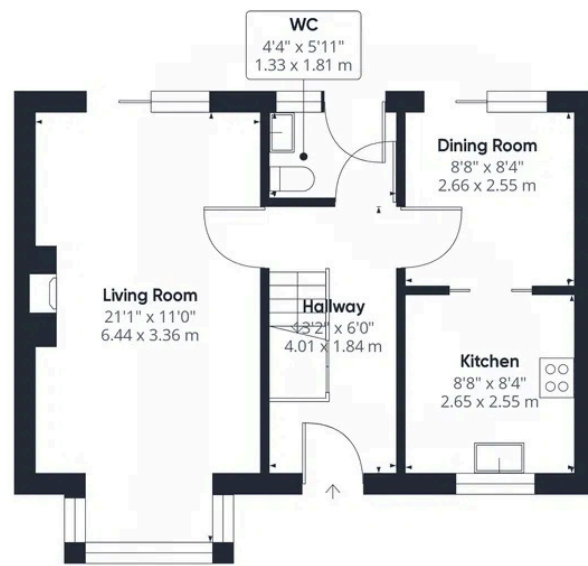
SITUATED

Being located on the popular Mill Road of North Lancing, leading directly to the South Downs National Park following the road to the top. Just a short walk away is Lancing Manor with green and leisure facilities.

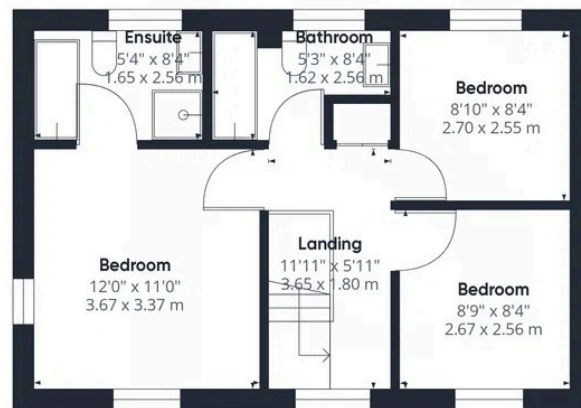
A short drive away is Lancing shops and train station. The A27 providing access to Brighton, approx 8 miles away and Worthing within approx 3 miles. The school falls within catchment of North Lancing Primary School.

Lancing Train station offers fantastic links to London, Brighton and Worthing. The station is approximately 1 mile away.





Floor 0 Building 1



Floor 1 Building 1



Approximate total area¹⁾

894.28 ft²
83.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band:

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.