

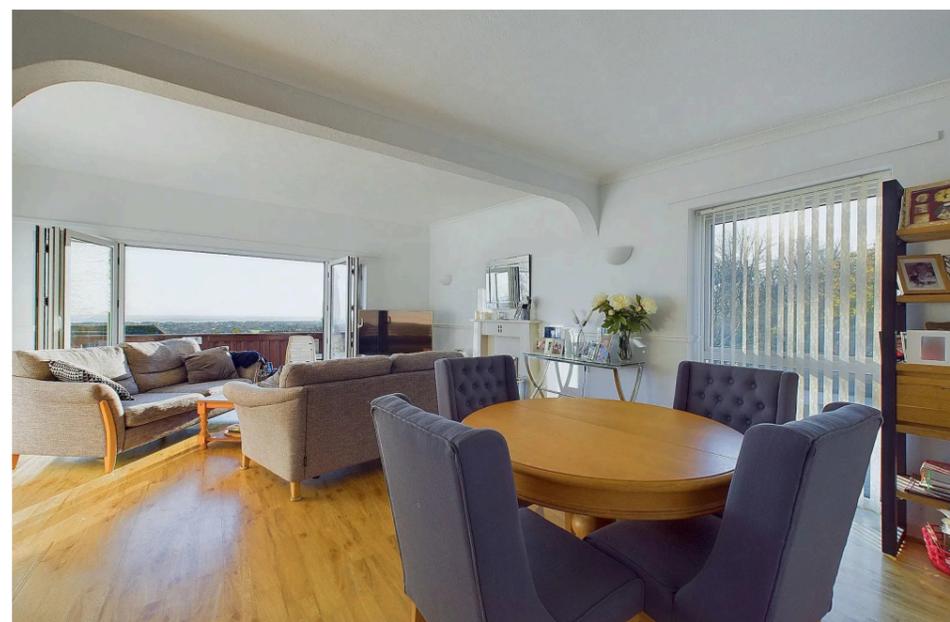


Mill Road, North Lancing, BN15 0QA

Offers Over £675,000



An exciting opportunity to acquire this four double bedroom detached 'upside down' wow house, benefitting far reaching and elevated sea views and down across the entirety of Lancing and beyond. Benefits include separate wc, driveway and double garage, reception rooms with bi fold doors and views, southerly aspect decked raised balcony and ensuite bathroom. Viewing is recommended to appreciate the vast internal accommodation.



## Key Features

- Four Bedroom Detached House
- Upside Down Wow House
- Breathtaking And Far Reaching Views
- Generous Decked Balcony
- Popular North Lancing Location
- Double Garage
- Off Road Parking
- Ensuite Bathroom
- Separate WC
- Viewing Recommended



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Steps leading up to the front door, providing access into a storm porch suitable for shoes being triple aspect and front door into the hallway with access to the under stairs storage. On this floor, there are four double bedrooms, with ample space for furnishings, two of these bedrooms benefit an easterly aspect, and the other two a westerly aspect. The principle bedroom also has access to an ensuite bathroom comprising bath, sink and wc inset vanity unit and mood lighting. On this floor is the family shower room, benefitting walk in shower cubicle, sink inset vanity unit and wc with underfloor heating and heated towel rail. Stairs lead up to the first floor landing with doors to all rooms and access to a separate wc.

To the front of this home span two generously proportioned rooms with the most incredible view out towards the sea and over the whole of Lancing. This prime prominent position offers wonderful views out to enjoy sunsets and sunrises, from both the kitchen and the sitting room. The sitting room benefits a dual aspect, mainly southerly and has bi-folding doors leading out onto the decked balcony, with feature fireplace and space for a dining table and chairs. The kitchen also offers a southerly and easterly aspect with door onto the decked balcony also. With a range of eye and base level units to include a separate breakfast bar with built in oven 5 ring hob, space for fridge freezer and integrated dishwasher. A door from this room leads into the office space suitable for home working.

### EXTERNAL

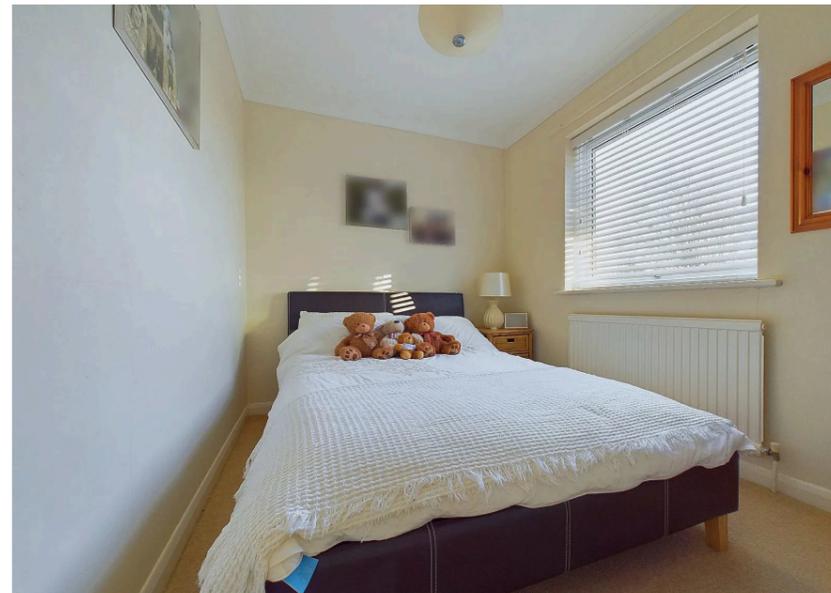
The property is surrounded by gardens, being mainly laid to lawn. There is right of access across the driveway to the private parking and access to the double garage with up and over door. Steps lead up to the front garden and home, giving it the elevated position to benefit the view. The balcony/ decked area is generously proportioned and offers far reaching views to the sea and over the whole of Lancing, a perfect spot to sit and watch the sunrise/set.

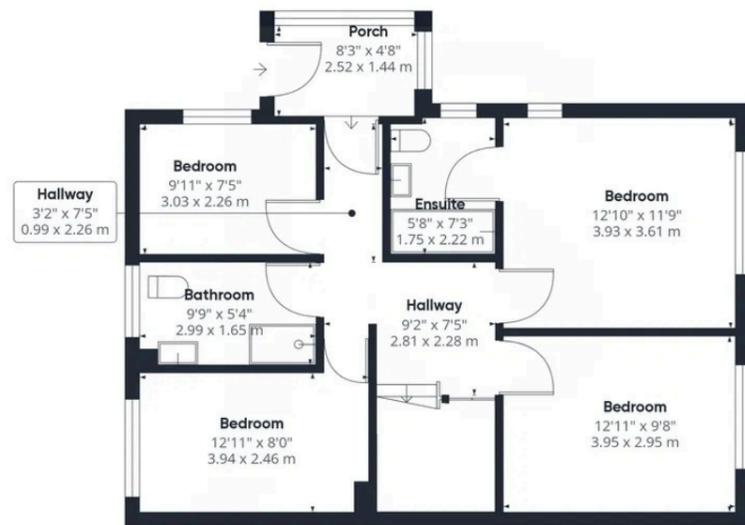
### SITUATED

Being located towards the top of the ever popular Mill Road of North Lancing, leading directly to the South Downs National Park. 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



Floor 1



Approximate total area<sup>1)</sup>

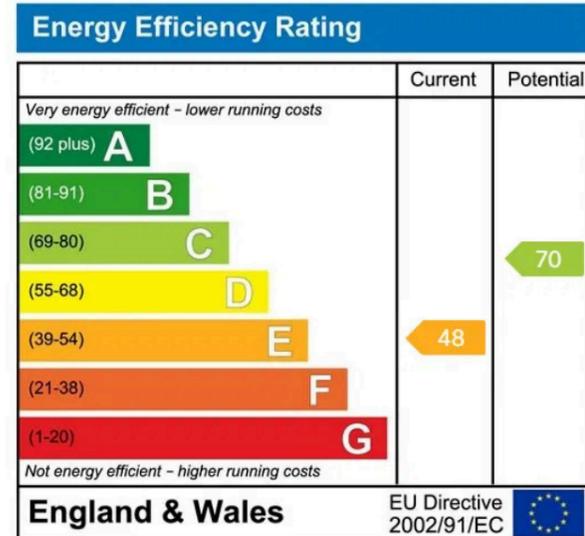
1373.8 ft<sup>2</sup>  
127.63 m<sup>2</sup>

(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: F

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.