



- EXTENDED FOUR BEDROOM HOME
- BEAUTIFULLY REFURBISHED
- STYLISH RE FITTED KITCHEN
- CONSERVATORY

8 Mill Road, Angmering, Littlehampton, BN16 4HT

£665,000

W Welch Estate Agents are delighted to present to the open market this beautifully presented four bedroom detached family home that has been lovingly refurbished and extended by the current owner, creating a rare opportunity to acquire a fine home in one of Angmering's most sought after locations! A refitted kitchen breakfast room with an array of integrated appliances, well appointed lounge opening on to kitchen and conservatory/dining room with a SOUTH FACING rear garden which has been beautifully landscaped.



## Property Description

W Welch The Estate Agents are delighted to present to the open market this beautifully presented four bedroom detached family.

### **FRONT GARDEN**

Drive way for several cars leading to garage, door to side return / currently used as a boot room, mature trees with herbaceous borders

### **ENTRANCE HALL**

Providing access to kitchen, stairs rising to first floor, bathroom, and two bedrooms

### **KITCHEN/BREAKFAST ROOM**

Double glazed window to rear aspect, double door on the garden, access to lounge and conservatory

### **LOUNGE**

Access to conservatory and kitchen, log burner

### **CONSERVATORY**

Dwarf brick, double glazed windows and double doors to garden

### **MASTER BEDROOM**

Double glazed window to rear aspect, en suite shower room and w/c, under eve storage





#### **BEDROOM TWO**

Double glazed window to rear aspect, fitted cupboards

#### **BEDROOM THREE**

Ground floor, double glazed window to front and side aspect

#### **BEDROOM FOUR**

Double glazed window to front aspect

#### **FAMILY BATHROOM**

Double glazed window to front aspect



#### **ENSUITE**

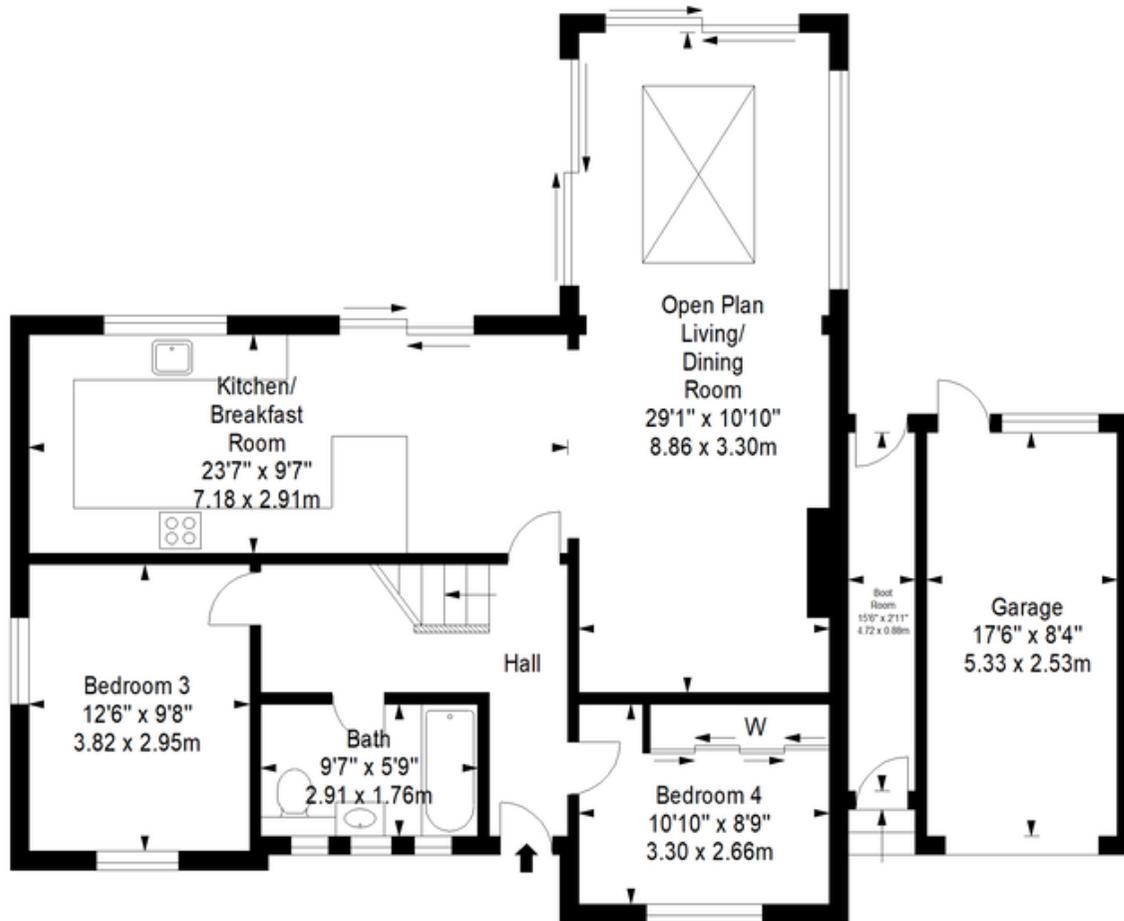
Double glazed window to rear aspect, three piece suite

#### **GARAGE**

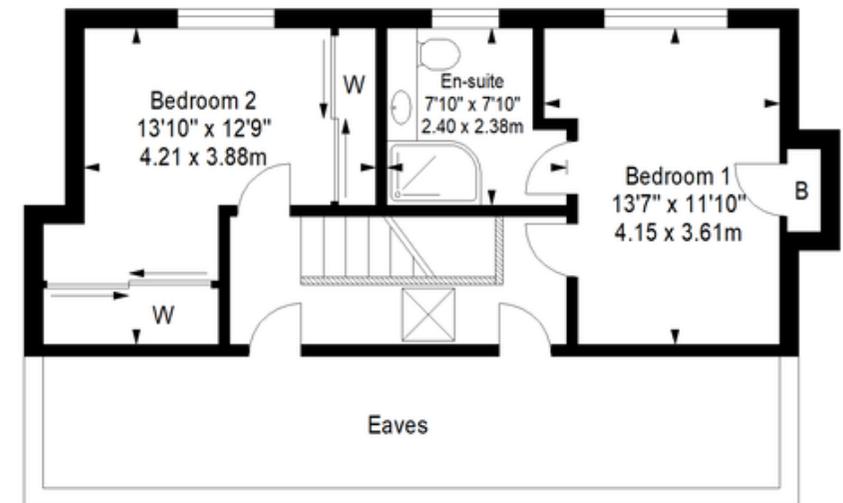
Up and over door, door providing access to rear garden



## Ground Floor



## First Floor



Approximate gross internal floor area 148.5 sq m/ 1598.5 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements