



## Mount Way, Lancing



Price  
**£950,000**  
Freehold

- Substantial Detached Family House
- Magnificent Panoramic Coastal Views
- At The Foot Of The South Downs National Park
- Completely Secluded Garden With Mature Trees Bringing A Wealth Of Nature
- Private Gated Driveway For Multiple Cars & Double Garage
- Grounds Totalling 0.5 Acres Of Land (TBV)
- One Previous Owner Who Built The Property In The 1970's
- Highest Point In North Lancing
- Four Double Bedrooms, Three Reception Rooms, Two Bathrooms & Downstairs W/C
- Council Tax Band G - EPC Rating E

Located within arguably Lancing's finest postcode, positioned at the very top of North Lancing and bordering our historical South Downs National Park we are excited and honoured to present this stunning family home for sale. Lovingly built in the 1970's by the current owners and suitably named 'Highview' this substantial detached home offers four double bedrooms, two with private balconies, a family bathroom, en-suite shower room, and dressing room to the first floor whilst downstairs boasts a large lounge, formal dining room, fitted kitchen, breakfast room, utility space, w/c and double garage with every room, bar the garage, offering the most spectacular panoramic views across South Lancing and beyond, one might even say it gives the feeling of being the King of the land.

Set within approximately 0.5 acres of land this house feels like a private part of the countryside which is secluded by the mature trees of the boundary, offering an array of wildlife and a peace and tranquil haven to call your own. Part of the garden is named the wildlife garden by the current owner and it certainly is that with birdsong all around.

Internally the property would benefit from modernisation throughout and could be extended or altered to suit modern family life but is offered in an entirely liveable condition.

The local area offers well regarded local schools for all ages including well renowned Lancing College Boarding & Day School, Sir Robert Woodard Secondary School & North Lancing Primary School. Local amenities are served by both local shops in North Lancing or Lancing Village Centre which can be found just over a mile away, also benefiting from a mainline train station with links to Brighton in 20 minutes or London Victoria in just over an hour.

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## Accommodation

### Front Door

Leading to:

### Entrance Hall

Carpet, built in storage, stairs to first floor, doors to:

### Lounge 21 x 13'9 (6.40m x 4.19m )

Carpet, dual aspect double glazed windows, radiator, doors to:

### Formal Dining Room 19'10 x 9'10 (6.05m x 3.00m )

Carpet, radiator opening to:

### Sun Room

Parquet flooring, double glazed window and door to patio area

### Kitchen 15'1 x 8'4 (4.60m x 2.54m)

Vinyl flooring, fitted kitchen with a range or eye and base level cupboards and roll top surfaces over, stainless steel sink/drainers with mixer tap over, eye level integrated double oven, electric hob with extractor fan above.

### Breakfast Room 12'6 x 8'11 (3.81m x 2.72m)

Parquet flooring, double glazed window, radiator, double glazed sliding doors to garden

### W/C

Vinyl flooring, low level flush w/c, wash hand basin

### Utility Area

Cupboard housing boiler, area for utilities, double glazed patio door to garden, internal door to:

### Double Garage 21'8 x 17'1 (6.60m x 5.21m)

Power & Light, up and over doors, window

### First Floor Landing

Carpet, airing cupboard with hot water tank, doors to:

### Bedroom One 20'8 x 10'7 (6.30m x 3.23m)

Carpet, radiator, built in wardrobes, double glazed dual aspect windows, double glazed patio door to:

### South Facing Balcony

Enclosed by railings offering panoramic coastal views and views of garden

### Bedroom 15'1 x 14'2 (4.60m x 4.32m)

Carpet, radiator, built in wardrobes, dual aspect double glaze windows, double glazed patio door to:

### West Facing Balcony

Enclosed by railings.

### Dressing area

Wood laminate flooring, doors to:

### Shower Room

Shower Cubicle, low level flush w/c, wash hand basin, double glazed window, vinyl flooring

### Bedroom 11'6 x 10'5 (3.51m x 3.18m)

Carpet, built in wardrobes, double glazed window, radiator

### Bedroom 11'7 x 8'7 (3.53m x 2.62m)

Carpet, built in wardrobes, double glazed window

### Family Bathroom

Tiled floor, low level flush w/c, wash hand basin, double glazed window.

### Outside

Extensive gardens offering south and west aspects mainly laid to lawn with mature trees & hedgerows and bordering the south downs national park and offering a wealth of nature alongside stunning coastal views across Lancing and beyond.

### Driveway

Private gated driveway offering ample off road parking and access to the double garage.

3-7 South Street, Lancing, West Sussex, BN15 8AE

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# Floorplan



Total area: approx. 229.5 sq. metres (2470.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.