



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

50B Ferring Street | Ferring | West Sussex | BN12 5JP

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10 Mill Road

, Lancing, BN15 0PX

Guide price £550,000

Freehold Council Tax Band F



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James & James Estate Agents are delighted to bring to the market an individual cottage style detached house with a very big secret.

This character filled home with attractive brick and flint elevations is available chain free and is situated in North Lancing's prime location.

In brief the accommodation to the ground floor comprises entrance hall, double aspect lounge, dining room leading through to kitchen and a cloakroom. The first floor is arranged as landing, master bedroom with en-suite bathroom, 2 further bedrooms and family bathroom.

The house was built in the 1980's for the builders own occupation and it's unique feature is a large basement covering the whole footprint of the home.

The basement is currently arranged as a bed/sitting room with a kitchenette and shower room leading off, however it would be ideal for use as an office or games room.

Outside there are easily maintained gardens to front and rear and a driveway leading to a detached garage.

Benefits include double glazing and gas fired central heating. There is a right of access for the owners of 21 The Street across the drive to their garage and their gate.

Situated in a most sought after location, there is easy access to Lancing Manor with it's cricket field and sports centre. Access to the South Downs National park is at the northern end of the road.

The A27 main coast road is located nearby with Brighton 8 miles and Worthing 3 miles in distance. Lancing main shopping centre is situated in North Road as is Lancing railway station which has a direct service to London Victoria. The seafront is approximately 1 mile south of the property.

In our opinion, this delightful and versatile house must be viewed internally to be fully appreciated.





Entrance hall
13'6 x 5'7 (4.11m x 1.70m)

Double aspect lounge
21'6 x 10'7 (6.55m x 3.23m)

Dining room
9'2 x 8'4 (2.79m x 2.54m)

Kitchen
8'4 x 8'0 (2.54m x 2.44m)

W.C.
4'9 x 4'7 (1.45m x 1.40m)

Stairs to first floor landing

Bedroom one
11'7 x 10'9 (3.53m x 3.28m)

En-suite bathroom
8'0 x 5'8 (2.44m x 1.73m)

Bedroom two
8'10 x 8'10 (2.69m x 2.69m)

Bedroom three
8'1 x 8'9 (2.46m x 2.67m)

Family Bathroom
8'5 x 5'4 (2.57m x 1.63m)

Basement
21'5 x 17'3 (6.53m x 5.26m)

Kitchenette
8'9 x 3'10 (2.67m x 1.17m)

Shower room
8'5 x 4'4 (2.57m x 1.32m)

Easy to maintain rear garden

Garage with roller shutter door
17'9 x 9'0 (5.41m x 2.74m)



Floor Plan

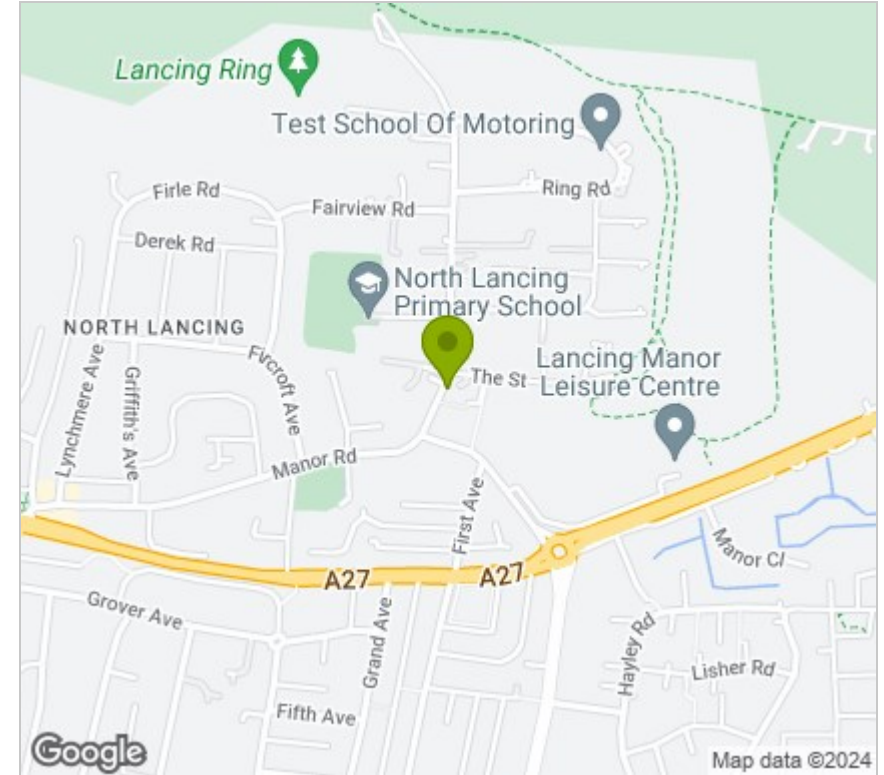


Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

