



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



43-45 Mill Road

, North Lancing, BN15 0PZ

Guide price £850,000

Freehold Council Tax Band G



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James & James Estate Agents are delighted to bring to the market this incredibly spacious and versatile six bedroom, two reception room, detached house, situated in this popular elevated position within North Lancing.

In brief the accommodation comprises solid front door into entrance porch, spacious entrance hall, sitting room, modern fitted kitchen with induction hob & acrylic sink and arch opening onto dining room, outer lobby and boot room. There is also a separate utility cupboard, modern fitted ground floor bathroom, and two ground floor double bedrooms.

Off the entrance hall there are stairs down to an additional reception room/hobbies room with a roof lantern, stairs to first floor landing, four good size bedrooms with the master bedroom enjoying far reaching views. There is a modern fitted shower room.

Externally the front garden is well established with an ornate fish pond. There is off road parking for several vehicles which leads to the car port. There is a side garden with outside tap and gate giving side access, and then a path which leads to the feature West facing rear garden. The rear garden is a particular feature of the property being laid predominately to lawn with a profusion of tree and shrub lined borders, areas of patio, dwarf walling, raised decked area with pizza oven whilst being very secluded.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and versatility of this substantial detached house.

Situated in North Lancing, local shops serve the area. The nearest mainline railway is Lancing which gives great links to most major towns and cities.

Please contact the vendor's sole agents to arrange a private viewing.

Entrance porch  
6'6 x 4'9 (1.98m x 1.45m)



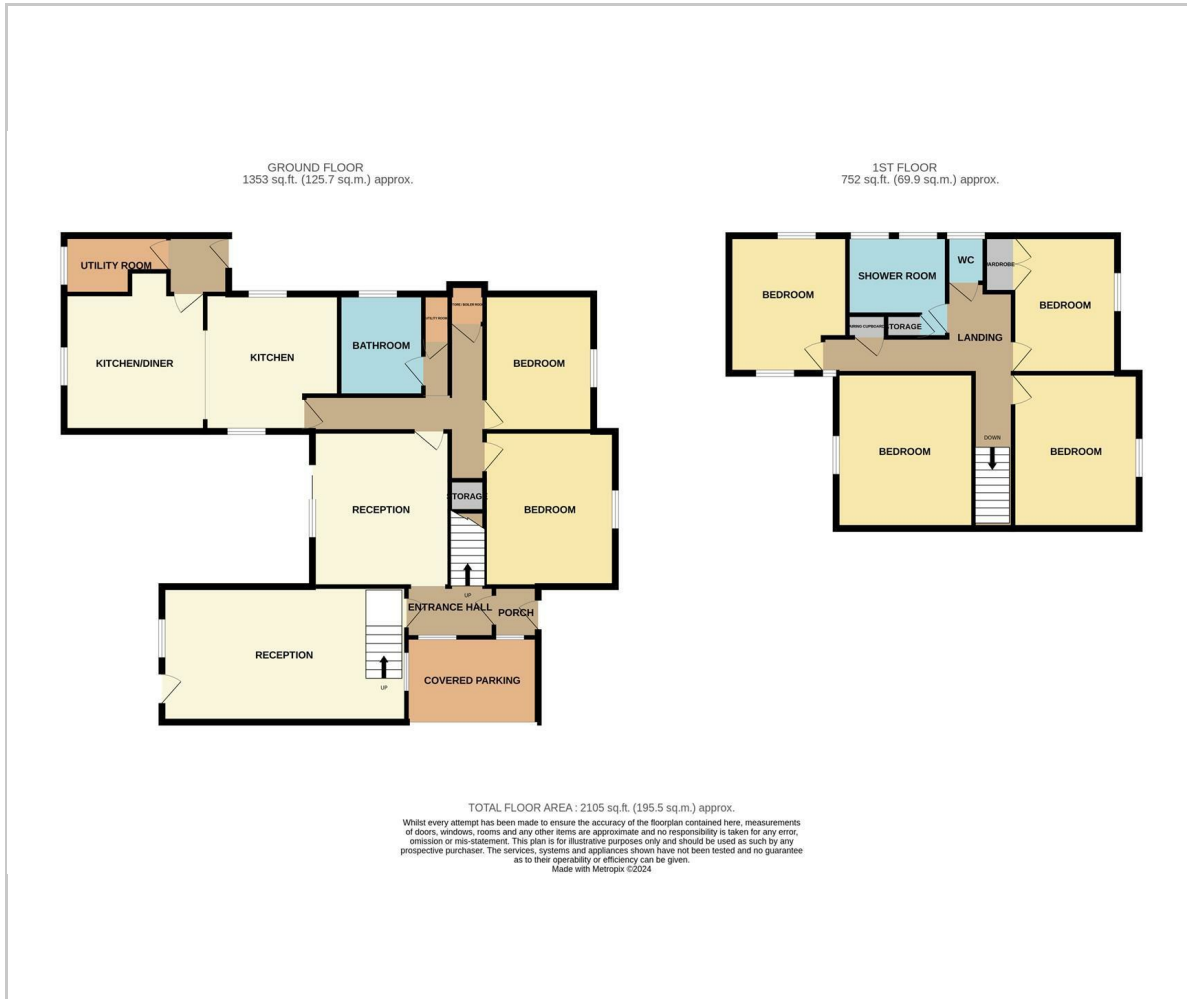




- Entrance hall  
10'8 x 4'0 (3.25m x 1.22m)
- Sitting room  
13'7 x 11'9 (4.14m x 3.58m)
- Kitchen/dining room  
25'7 x 13'1 narrowing to 12'3 (7.80m x 3.99m narrowing to 3.73m)
- Outer lobby  
5'1 x 4'11 (1.55m x 1.50m)
- Boot room  
9'1 x 4'7 (2.77m x 1.40m)
- Ground floor bath and W.C.  
8'0 x 6'2 (2.44m x 1.88m)
- Utility cupboard  
4'7 x 2'6 (1.40m x 0.76m)
- Ground floor bedroom five  
11'7 x 11'0 (3.53m x 3.35m)
- Ground floor bedroom six  
11'6 x 9'1 (3.51m x 2.77m)
- Stairs down to ...
- Hobbies room with lantern  
21'0 x 10'10 (6.40m x 3.30m)
- Stairs to first floor landing
- Bedroom one  
13'3 x 12'10 (4.04m x 3.91m)
- Bedroom two  
11'9 x 13'3 (3.58m x 4.04m)
- Bedroom three  
11'9 x 11'1 (3.58m x 3.38m)
- Bedroom four  
11'7 x 8'9 (3.53m x 2.67m)
- Family shower room  
9'3 x 7'11 (2.82m x 2.41m)
- Established front garden
- Off road parking
- Car port
- Side garden
- Feature rear garden



## Floor Plan

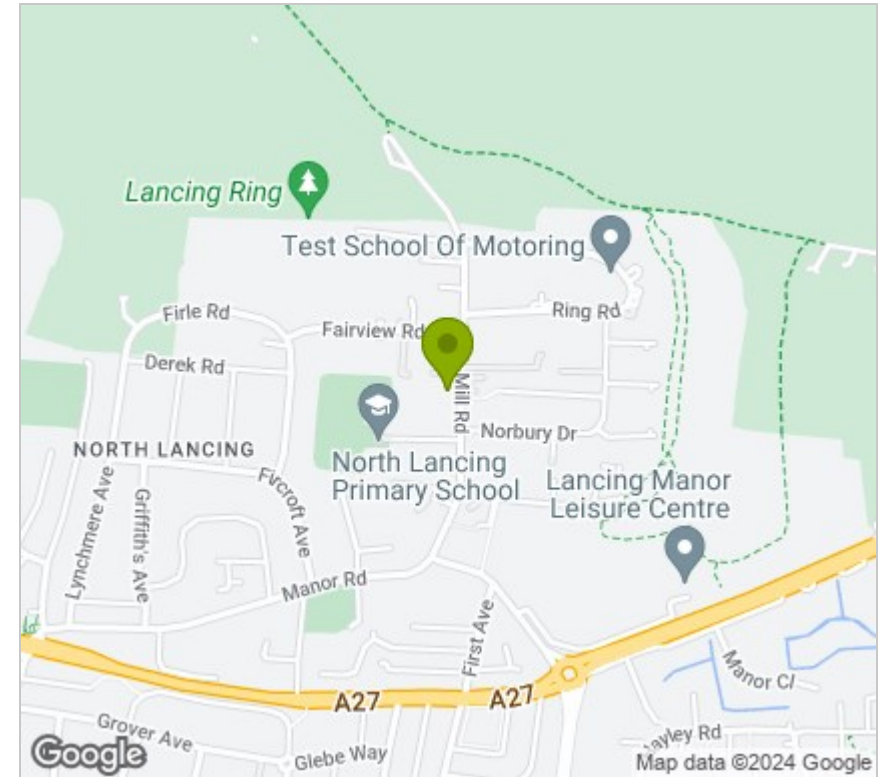


## Viewing

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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

