



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



71 Mill Road

North Lancing, Lancing, BN15 0QA

Guide price £750,000

Freehold Council Tax Band F



An individually designed detached upside down house with superb far reaching views situated in North Lancing.

James & James Estate Agents are pleased to bring to the market this individual home, and in brief the accommodation comprises entrance porch, entrance hall, four ground floor double bedrooms with the master boasting an en-suite and a modern fitted ground floor shower room, spacious under stairs storage cupboard and stairs to the first floor landing.

To the first floor there is a feature double aspect lounge/diner with bi-fold doors onto the South facing balcony enjoying far reaching spectacular views and out to sea. There is a modern fitted kitchen/breakfast room with doors onto the balcony and a good size study.

Externally there is a West facing rear garden laid predominately to lawn with some maturing borders and a brick block paved path. To the front garden is laid to lawn, and off road parking for two cars, and a double garage with remote controlled electric up & over door.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size, condition and impressiveness of this superb detached home.

Situated in Mill Road, North Lancing, local shops can be found nearby. The nearest mainline railway station is approximately one mile distance which is Lancing giving great links to most major town and cities.

Entrance porch  
8'3 x 4'5 (2.51m x 1.35m)

Entrance hall  
12'6 x 9'7 (3.81m x 2.92m)





Bedroom one  
11'4 x 13'6 (3.45m x 4.11m)

En-suite bathroom  
7'0 x 5'3 (2.13m x 1.60m)

Bedroom two  
12'8 x 9'4 (3.86m x 2.84m)

Bedroom three  
13'4 x 7'8 (4.06m x 2.34m)



Bedroom four  
9'10 x 7'2 (3.00m x 2.18m)

Ground floor modern fitted wet  
room  
9'9 x 5'0 (2.97m x 1.52m)

Stairs to first floor landing

W.C.  
5'8 x 4'3 (1.73m x 1.30m)

Feature double aspect lounge/diner  
21'8 x 15'11 narrowing to 13'1  
(6.60m x 4.85m narrowing to  
3.99m)

Modern fitted kitchen/breakfast  
room  
16'8 x 13'3 (5.08m x 4.04m)

Study  
7'8 x 7'9 (2.34m x 2.36m)

Feature large balcony with breath  
taking views

Double garage  
17'7 x 16'1 (5.36m x 4.90m)

Off road parking for two cars

Front garden

West facing rear garden



## Floor Plan

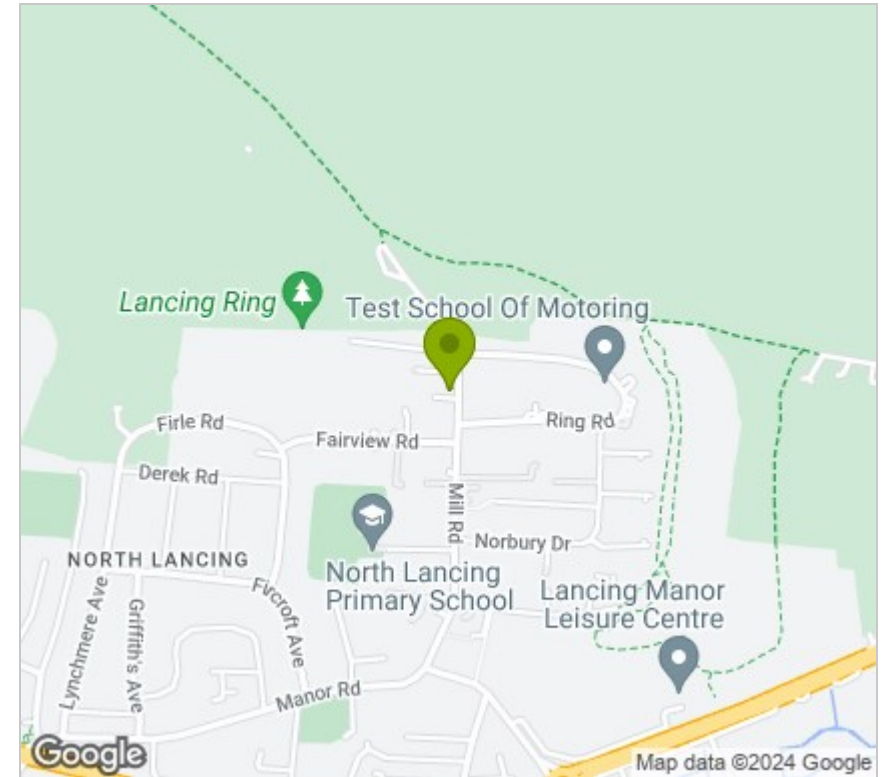


## Viewing

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.

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## Area Map



## Energy Efficiency Graph

