



12 Mill Lane | | Portslade | BN41 2DE







## 12 Mill Lane | | Portslade | BN41 2DE

Offers In Excess Of £850,000

\*\*\* OFFERS IN EXCESS OF £850,000 \*\*\*

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED DETACHED FAMILY HOME.

THE PROPERTY HAS A LIVING ROOM, 24'11 X 20'08 KITCHEN FAMILY ROOM, STUDY / PLAY ROOM / BEDROOM 5 AND W.C ON THE GROUND FLOOR. UPSTAIRS THERE ARE THREE BEDROOMS AND A FAMILY BATHROOM. ON THE SECOND FLOOR THERE IS A MASTER SUITE WITH BREATH TAKING VIEWS ACROSS TO BRIGHTON FROM THE FRONT AND SIDE ASPECT WINDOWS, THERE IS ALSO A JULIET STYLE BALCONY WITH BI-FOLDING DOORS AND AN EN-SUITE WITH WALK IN WET ROOM.

- DETACHED HOUSE
- FOUR BEDROOMS MASTER WITH ENSUITE
- 12'5 X 11'11 LIVING ROOM
- 24'11 X 20'08 KITCHEN / FAMILY ROOM
- 22'10 X 22'0 MASTER BEDROOM WITH STUNNING VIEWS
- VENDORS SUITED
- IMMACULATELY PRESENTED
- GARAGE AND OFF ROAD PARKING
- LARGE WESTERLY ASPECT GARDENS
- 17'0 X 11'7 STUDY / PLAYROOM



## ENTRANCE PORCH

Door to front, doors to Living Room, Kitchen / Family Room, Cloakroom, stairs turning and rising to the First Floor Landing, front and side aspect windows.

## LIVING ROOM

12'5 x 11'11 (3.78m x 3.63m)  
Front aspect bay window.

## KITCHEN / DINING / FAMILY ROOM

24'11 x 20'08 (7.59m x 6.30m)  
Open plan room, modern kitchen with a range of base units with work surfaces, inset sink unit, inset hob with extractor over, integrated appliances. Westerly and Southerly aspect windows, Velux style windows, bi-folding doors leading out onto the Rear Gardens, door to

## STUDY / PLAYROOM

17'0 x 11'7 (5.18m x 3.53m)  
Rear aspect window, door to Garage.

## DOWNSTAIRS CLOAKROOM

W.C, wash hand basin, side aspect window.

## FIRST FLOOR LANDING

Doors giving access to Bedrooms 2, 3 & 4, Family Bathroom, stairs turning and rising to the Second Floor, front and side aspect windows.

## BEDROOM TWO

12'10 x 10'10 (3.91m x 3.30m)  
Front aspect bay window with Easterly views towards Brighton.

## BEDROOM THREE

12'4 x 11'3 (3.76m x 3.43m)  
Rear aspect bay window with Westerly views over the Rear Gardens.

## BEDROOM FOUR

11'5 x 7'2 (3.48m x 2.18m)  
Side aspect bay window.

## BATHROOM

Matching suite, panel enclosed corner bath, separate walk in shower cubicle, pedestal wash hand basin, W.C, rear and side aspect windows.

## SECOND FLOOR

## MASTER BEDROOM

22'10 x 22'0 (6.96m x 6.71m)  
Bi-Folding doors with Westerly aspect

views over the Rear Gardens and a Juliet style balcony, Southerly aspect windows with views to the sea, front aspect Velux windows with Easterly views across to Brighton. Fitted wardrobes, door to

## EN SUITE SHOWER ROOM

Walk in wet room with shower, vanity unit with wash basin, W.C, side aspect window.

## OUTSIDE

## FRONT GARDENS

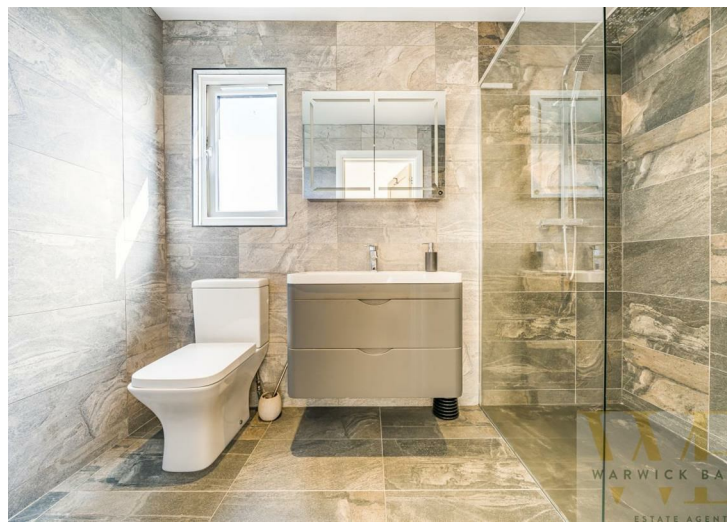
Paved providing off road parking for numerous cars, gated side access.

## GARAGE

11'7 x 9'3 (3.53m x 2.82m)  
With up and over door, power and light.

## REAR GARDENS

Westerly aspect with mature tree and shrub borders, predominantly laid to lawn with patio area.

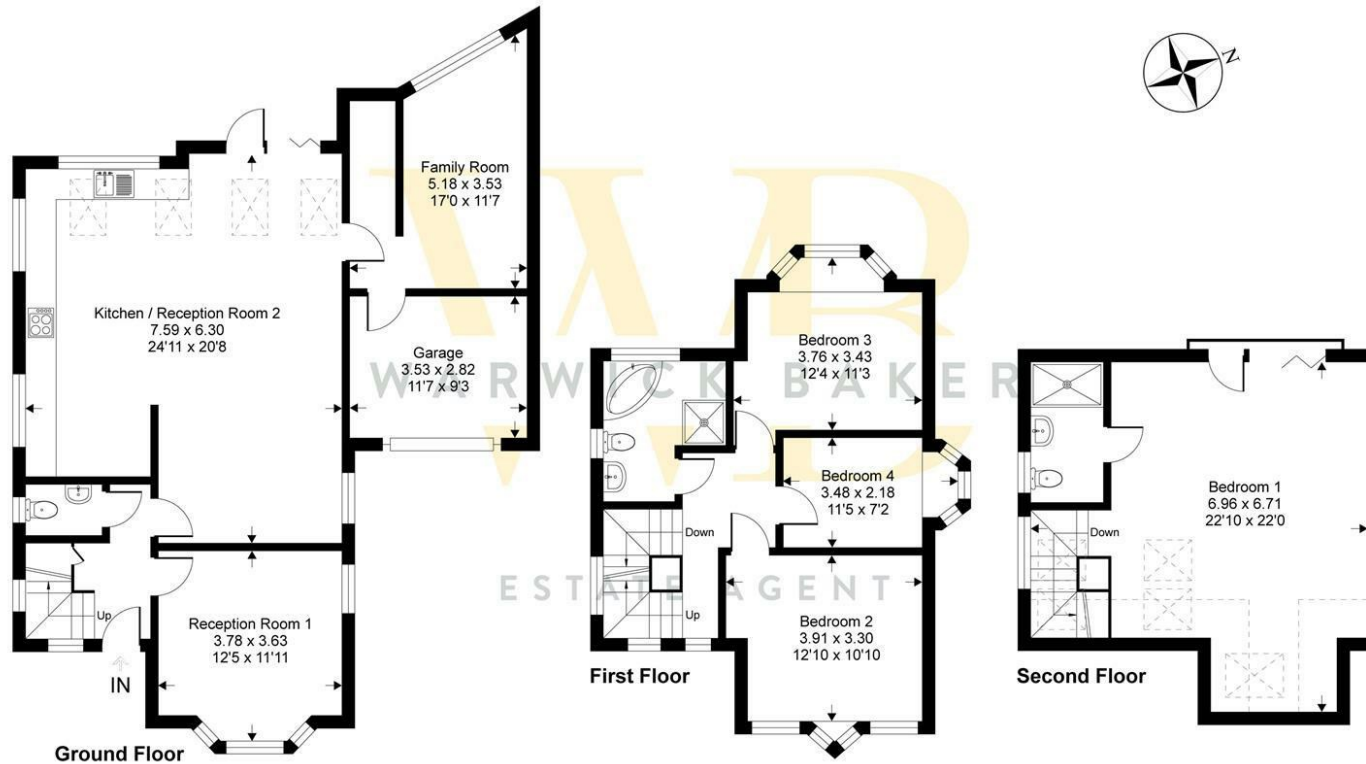




 = Reduced headroom

### Mill Lane, BN41

Approximate Gross Internal Area = 170 sq m / 1830 sq ft  
 Approximate Garage Internal Area = 10 sq m / 107 sq ft  
 Approximate Total Internal Area = 180 sq m / 1937 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

Copyright Casaphoto Ltd. 2023 - Produced for Warwick Baker

#### Disclaimer

- \* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
- \* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- \* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(54-68) D			(54-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	77	England & Wales	EU Directive 2002/91/EC	68