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Description

Robert Luff & Co are excited to present this fantastic "Upside Down" house, enviably located in ever popular North Lancing and benefitting from STUNNING FAR REACHING SOUTHERLY SEA VIEWS. The property, which is in great condition throughout, features: FOUR GOOD SIZE BEDROOMS ON THE GROUND FLOOR - ONE WITH FULL EN-SUITE BATHROOM, further shower room, first floor, 21ft living room, kitchen/dining room - both with access onto the MAGNIFICENT FULL WIDTH SUN TERRACE WITH AMAZING VIEWS - PERFECT FOR ENTERTAINING INTO THE LONG SUMMER EVENINGS, separate study and further WC. Outside, the property benefits from a South/Westerly aspect garden and DOUBLE GARAGE.

Key Features

- DETACHED UPSIDE DOWN HOUSE
- FULL EN-SUITE TO MASTER
- LIVING ROOM & KITCHEN/DINER WITH STUNNING VIEWS
- MAGNIFICENT FULL WTH SUN TERRACE - PERFECT FOR ENTERTAINING
- GARAGE
- FOUR GENEROUS BEDROOMS
- FURTHER SHOWER ROOM
- SEPARATE STUDY
- SOUTH/WESTERLY ASPECT GARDEN
- COUNCIL TAX BAND: F



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Entrance Porch

Entrance Hall

Primary Bedroom
3.96m x 3.56m (13' x 11'8")

Full En-Suite Bathroom

Bedroom
3.96m x 2.95m (13' x 9'8")

Bedroom
3.96m x 2.46m (13' x 8'1")

Bedroom
3.05m x 2.26m (10' x 7'5")

Shower Room

First Floor

Living Room
6.65m x 3.96m (21'10" x 13')

Kitchen/Dining Room
5.05m x 4.11m (16'7" x 13'6")

Study
2.44m x 2.44m (8' x 8')

WC

South Facing Sun Terrace
Stunning Southerly views over
Lancing to the English Channel
beyond.

Garden

Double Garage

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Floor Plan Mill Road



Ground Floor

Garage Floor

First Floor

Approximate Gross Internal Area (Including Garage) = 164.92 sq m / 1775.18 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(39-48) D		
(39-54) E			(29-38) E		
(21-38) F			(11-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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.

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