



30 Mill Road, Angmering – BN16 4HT

£460,000 Freehold

Prestigious corner position on the highly sought-after Mill Road in a desirable village setting • Attractive three-bedroom detached home built to the popular Balcombe design by Hargreaves • Stunning open-plan orangery with full bi-folding doors creating seamless indoor-outdoor living • Spacious dual-aspect living room with feature bay window, ideal for family living • Separate dining area flowing into a well-appointed fitted kitchen • Impressive principal bedroom with fitted wardrobes and en-suite shower room • Landscaped private garden, driveway parking, garage, and powered utility/workshop shed • Conveniently located within walking distance of shops, schools, and local amenities



Occupying a striking corner position along the highly desirable Mill Road in this sought-after village setting, this exceptional three-bedroom detached home showcases the ever-popular "Balcombe" design by Hargreaves, renowned for its spacious and free-flowing layout. One of only a limited number built, the property has been further enhanced by the current owners with a superb open-plan orangery, complete with full bi-folding doors that seamlessly connect indoor and outdoor living – perfect for both elegant entertaining and relaxed family life.

Additional highlights include a generous dual-aspect living room with feature bay window, a private patio garden, driveway, and a garage positioned alongside the home. The location is equally impressive, with local shops, schools, and everyday amenities all within easy walking distance. The welcoming entrance hall with cloakroom leads through to beautifully proportioned reception spaces, including a large living room that flows openly into a dining area and onward to a fitted kitchen. The added conservatory provides a versatile second reception space, ideal as a garden room or entertaining lounge.

Upstairs, the principal bedroom benefits from fitted wardrobes and a stylish en-suite shower room, while the second double bedroom also includes built-in storage. A well-appointed third bedroom with additional storage completes the accommodation. Outside, the landscaped garden offers a private and attractive setting, complemented by a powered shed suitable for utilities or workshop use, further enhancing this thoughtfully designed and impeccably presented home.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C | EPC Environmental Impact Rating: C





Living Room

16' 10" x 16' 5" (5.13m x 5.00m)

Kitchen

15' 0" x 10' 3" (4.57m x 3.12m)

Conservatory

15' 10" x 6' 5" (4.83m x 1.96m)

Bedroom 1

11' 11" x 11' 7" (3.63m x 3.53m)

Bedroom 2

11' 5" x 8' 8" (3.48m x 2.64m)

Bedroom 3

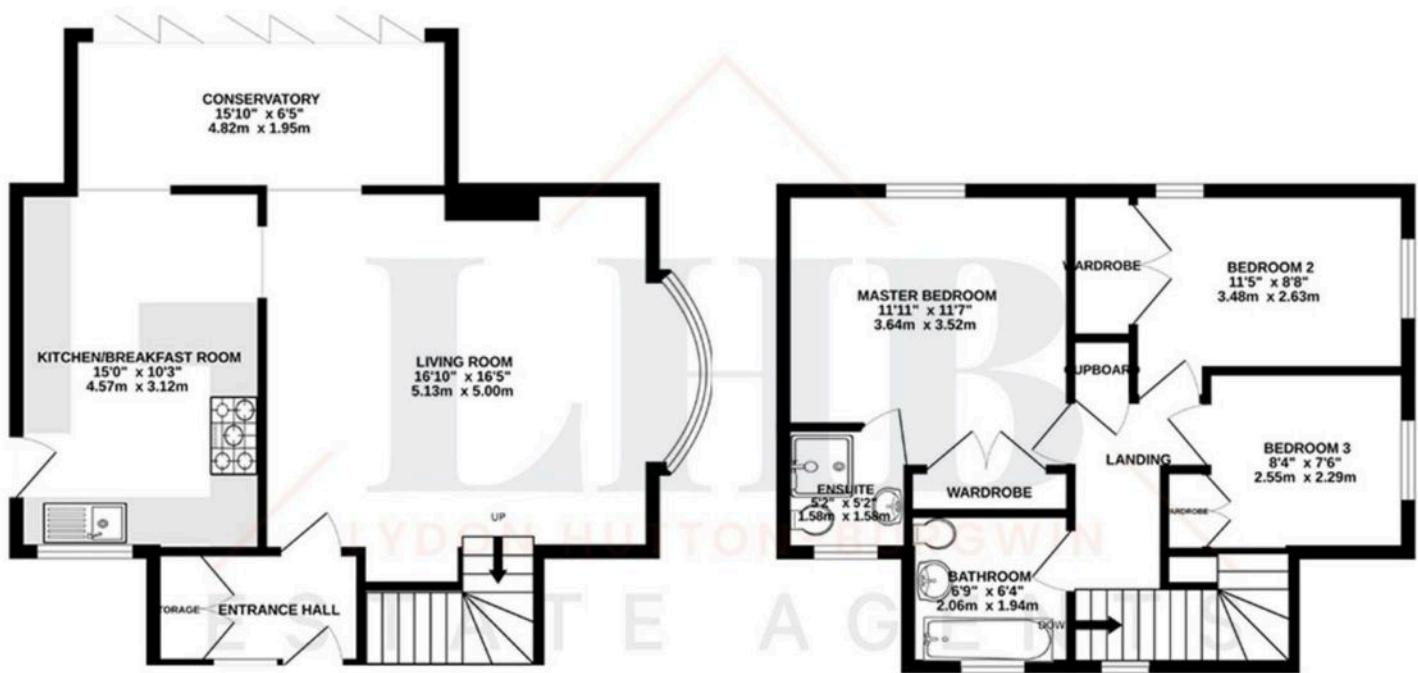
8' 4" x 7' 6" (2.54m x 2.29m)

Bathroom

Ensuite







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