



**JAMES & JAMES**  
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25 Mill Road

, North Lancing, BN15 0PX

Guide price £700,000

Freehold Council Tax Band E



Nestled away in favoured North Lancing village is this beautifully presented and completely refurbished three bedroom, two bathroom bungalow with breath taking gardens.

The property has been finished to an exacting standard throughout, and in brief the accommodation comprises spacious entrance hall with doors to all principle rooms into the double aspect lounge/diner with feature inglenook fireplace opening onto a UPVC double glazed conservatory with pleasing outlook. The triple aspect luxury fitted kitchen/breakfast room has a range of cupboards, work surfaces and drawers with additional floor to ceiling cupboards and breakfast bar for four and bi-fold doors on to the Indian sandstone patio.

There are three double bedrooms with bedroom one boasting a luxury fitted en-suite shower room with floor to ceiling built in mirror fronted wardrobes. There is a luxury fitted family bathroom with corner bath and wash hand basin inset to rolled edge work surface.

Externally the front is laid to brick block paving providing ample off road parking which in turn leads to the double garage with remote control roller door. The gardens are the feature of this property being predominantly laid to lawn with a profusion of tree and shrub lined borders. There is an additional secret garden set up as an allotment and other raised areas with wisterias and paving. There is a large garden cabin suitable as home office space with gates giving front and rear access. In addition to the large Indian sandstone patio areas we can also find a South facing decked area for enjoying the view of your garden.

Situated in North Lancing local shops can be found nearby. The nearest mainline railway station is Lancing giving great links to most major towns and cities. Other benefits include gas central heating and double glazing, and in our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful bungalow.

Spacious entrance hall with airing cupboard





Double aspect lounge/diner with  
Inglenook fireplac  
23'10 x 13'9 (7.26m x 4.19m)

UPVC double glazed conservatory  
13'4 x 11'9 (4.06m x 3.58m)

Luxury fitted kitchen/breakfast  
room  
22'11 narrowing to 13'4 x 19'3  
narrowing to 6'9 (6.99m narrowing  
to 4.06m x 5.87m narrowing to  
2.06)

Bedroom one  
16'2 x 9'1 (4.93m x 2.77m)

Luxury en-suite  
8'2 x 6'6 (2.49m x 1.98m)

Bedroom two  
10'10 x 14'7 (3.30m x 4.45m)

Bedroom three  
11'1 x 14'6 (3.38m x 4.42m)

Modern family bathroom  
8'5 x 7'3 (2.57m x 2.21m)

Ample off road parking

Double garage with electric roller  
shutter  
19'2 x 17'10 (5.84m x 5.44m)

Feature landscaped gardens

Additional secret garden/allotment

Additional concrete sectional  
garage for storage

Garden cabin  
16'11 x 12'0 (5.16m x 3.66m)

## Floor Plan

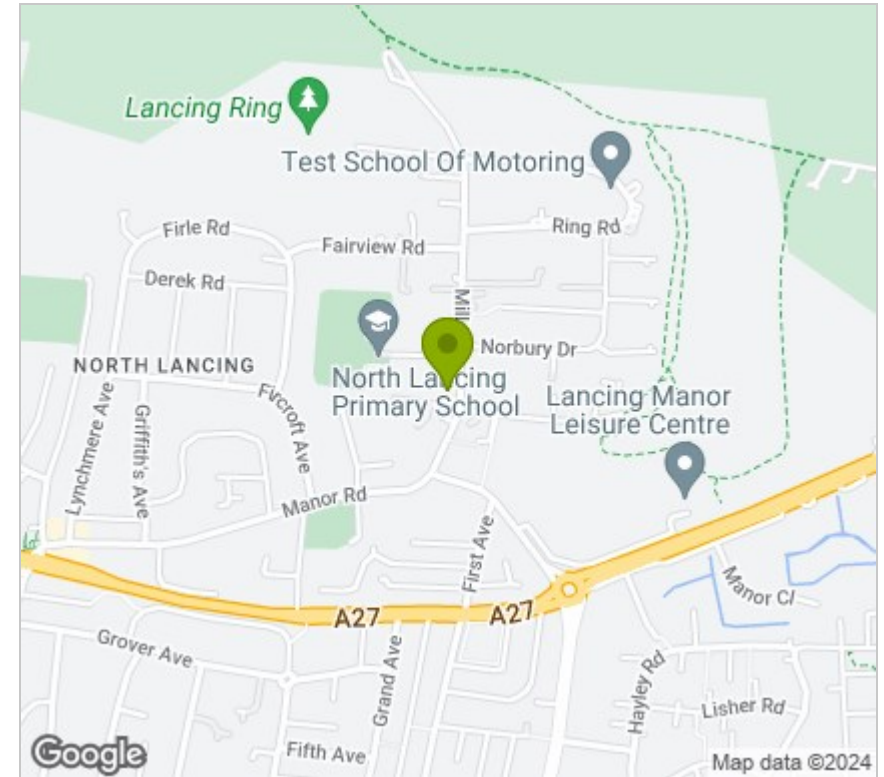


## Viewing

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

