



JAMES & JAMES
ESTATE AND LETTING AGENTS

t: 01903 958770

e: info@jamesandjamesea.co.uk

119 George V Avenue | Worthing | West Sussex | BN11 5SA

BUYING | SELLING | LETTINGS | MORTGAGE ADVICE



53 Mill Road Avenue
Angmering, BN16 4HX

Asking price £700,000



53 Mill Road Avenue Angmering, BN16 4HX

James & James Estate Agents are delighted to bring to the market this superb deceptively spacious & versatile detached family home located in the heart of Angmering village.

The current owners have sympathetically extended and improved this property and internal viewing is considered essential to fully appreciate all that is on offer.

In brief, the accommodation comprises; Entrance porch, entrance hall, ground floor WC, Two front reception rooms, luxury family kitchen / living room with bifold doors opening onto the landscaped rear gardens, utility and boot room.

To the first floor there are three bedrooms with the master bedroom boasting a walk in wardrobe, en suite shower room and Juliet balcony. There is a family bathroom and access to loft space.

Outside the front garden is arranged to provide off road parking and is laid to brick block paving whilst the rear garden has been landscaped and has the benefit of a converted garage offering a home gym or office space.

Location

Angmering village is beautiful, being located between Worthing & Littlehampton boasting a range of public houses, restaurants and independent shops. Angmering mainline railway is approximately half a mile distance.





Entrance Porch

Entrance Hall
17'1 x 6 (5.21m x 1.83m)

Cloakroom

Lounge
14'3 x 11 (4.34m x 3.35m)

Dining Room
13'11 x 12'3 (4.24m x 3.73m)

Kitchen/Family Room
23'3 x 20'9 (7.09m x 6.32m)

Utility Room
9'1' x 5'8 (2.77m' x 1.73m)

Boot Room
8'8 x 6'8 (2.64m x 2.03m)

Garden Room
19'4 x 8'6 (5.89m x 2.59m)

First Floor Landing
10'7 x 3'9 (3.23m x 1.14m)

Bedroom One With Juliette
Balcony
14' x 10'7 (4.27m x 3.23m)

Walk In Wardrobe

En Suite Shower Room

Bedroom Two With Juliette
Balcony
10'6 x 14'2 (3.20m x 4.32m)

Bedroom Three
12'4 x 12'9 (3.76m x 3.89m)

Family Bathroom

Floor Plan



Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

