



Field End | Mill Lane | Amberley | West Sussex | BN18 9LZ





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£575,000

Occupying this corner plot position set at the foot of the South Downs National Park boarding Mill Lane and Amberley Road. This generous plot of 0.24 of an acre offers delightful views across open fields. Internal accommodation extends to 1623sqft comprising: open plan sitting room, dining room, kitchen/breakfast room, utility room, study, three good size bedrooms and en-suite to the main bedroom with a family bathroom. Outside, there are gardens to all sides of the property with a large raised terrace to the front with driveway parking leading to an attached double garage.

- Detached Bungalow
- Occupying 0.24 of an acre
- Set at the foot of the South Downs
- Beautiful outlook over open fields
- Accommodation extending to 1623sqft
- Three Bedrooms
- Open Plan Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Study
- En-suite to Main Bedroom
- Family Bathroom
- Gardens to all sides
- Driveway Parking
- Attached Double Garage

Entrance Porch Double glazed, panelled wooden front door to:

Entrance Hall Radiator, built-in cloaks cupboard housing electric meters.

Sitting Room 19' 11" x 14' 1" (6.07m x 4.29m) Delightful outlook over open fields, sliding double glazed patio doors leading to terrace and front garden area, feature stone fire surround with fitted gas fire, radiator, archway through to:

Dining Room 11' 8" x 9' 10" (3.56m x 3m) Radiator, secondary double glazed windows, door to:

Study 14' 11" x 7' 5" (4.55m x 2.26m) Accessed via sitting room with steps down, dual aspect room with radiator and door accessing garage.

Kitchen/Breakfast Room 15' 11" x 11' 8" (4.85m x 3.56m) Extensive range of limed oak wall and base units, working surfaces with drawers and cupboards under, single drainer sink unit, recessed area suitable for housing fridge/freezer, wall-mounted crockery display unit, pull-out drawer rack, space for gas cooker, door leading to:

Lobby Further door leading to:

Utility Room 7' 4" x 4' 8" (2.24m x 1.42m) Butler sink, space and plumbing for washing machine, free-standing boiler.

Inner Hallway Radiator, access to loft space.

Main Bedroom 12' 0" x 11' 3" (3.66m x 3.43m) Double glazed window bay with views towards open fields and the South Downs, radiator, archway through to:

Walk-in Dressing Area Sliding wardrobe cupboards, radiator, door to:

En-Suite Shower Room Fully enclosed shower cubicle, wash hand basin, low level w.c., radiator, fully tiled walls.

Bedroom Two 13' 0" x 10' 11" (3.96m x 3.33m) Radiator, built-in wardrobe cupboards.

Bedroom Three 10' 11" x 9' 2" (3.33m x 2.79m) Built-in wardrobe cupboards, dual aspect room, radiator.

Family Bathroom Panelled bath, pedestal wash hand basin, fully tiled walls, radiator, heated wall-mounted electric heater.

Separate WC Low level flush.

Outside

Parking Five bar wooden gate leading to extensive gravelled parking area.

Attached Double Garage 18' 1" x 14' 11" (5.51m x 4.55m) Automatic up and over door.

Side Section of Garden Mainly laid to lawn, screened by hedging, steps up to:

Front Garden Mainly laid to lawn with large raised stone terrace, beautiful views across open fields and towards the South Downs.

Further Side Section of Garden Outside water tap, timber storage shed.

Rear Section of Garden Mainly laid to lawn, screened by fence panelling, shrubbery.

Directions 'Never get lost again' - use the link below and enter the 3 words provided to find the exact location of the property: <https://what3words.com> ///gambles.email.cleans

EPC Rating: Band E





Field End, Mill Lane, Amberley, Arundel, BN18

Approximate Area = 1623 sq ft / 150.7 sq m

Garage = 270 sq ft / 25 sq m

Total = 1893 sq ft / 175.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Fowlers Estate Agents. REF: 1480585



"We'll make you feel at home..."



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