



Grinstead Lane, Lancing, BN15 9DR

Offers Over £525,000



A substantial and deceptively spacious four/five bedroom family home being offered to the market. Particular benefits include a 20ft lounge with working open fire, dual aspect kitchen/breakfast room, beautifully landscaped gardens, off road parking and double garage. Viewing is highly recommend to appreciate the beautiful condition of this home.



Key Features

- Four/Five Bedrooms
- Semi Detached Family Home
- Lanscaped Rear Garden
- Double Garage And Off Road Parking
- Working Open Fireplace
- Ensuite Shower Room
- Downstairs WC
- Dual Aspect Kitchen/Breakfast Room
- Dual Aspect 20ft Lounge
- Convenient Location Close To Town And Station



4 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

This fantastic family home offers a wealth of space and is entered on the ground floor into a generously proportioned hallway with storage unit under stairs, stairs up to the first floor and doors to all ground floor rooms. The sitting room benefits a dual aspect, being 20ft in length and having doors directly out onto the garden. There is ample space for furniture and an open working fireplace, perfect for the cooler months. The kitchen/breakfast room is a dual aspect with door into the garden too. Benefitting a range of eye and base level units and a range of integrated appliances to include double oven, electric hob, extractor and dishwasher. There is also space for a washing machine. On this floor there is also a ground floor wc and the vendors currently utilise the room to the front as a dining room, but this could also be beneficial as a ground floor bedroom if required.

Up to the first floor landing with loft hatch and doors to all rooms. The first floor offers four double bedrooms and a bathroom. The principle bedroom offers a view over the garden, a range of fitted cupboards and a door into the ensuite bathroom with panel enclosed bath, wc and sink. The family bathroom is a bright and airy room with panel enclosed bath with shower over and sink and wc inset vanity unit.

EXTERNAL

The property has off road parking to the front for several cars and offers separate parking on the left of the home for one car. Side access leads to the rear garden with access to the garage and garden. The rear garden has been beautifully manicured and landscaped, providing a range of hedges, trees and plants. To the rear of the garden is the double garage, with side door and up and over door. There is also a good sized outbuilding housing a shed with summer house to the rear.

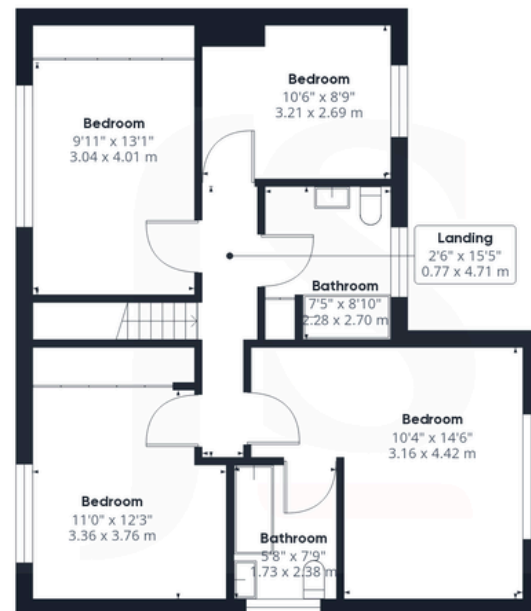
SITUATED

The property is within a short walk to the town and train station, with the A27 close by too. The perfect position for a commuting family. Buses also run along Grinstead Lane allowing access to Worthing and Brighton.





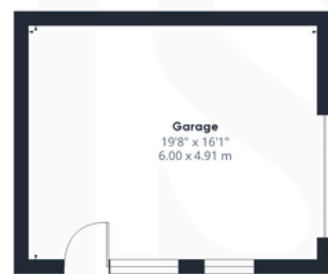
Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

1879.92 ft²

174.65 m²

Reduced headroom

9.04 ft²

0.84 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.