

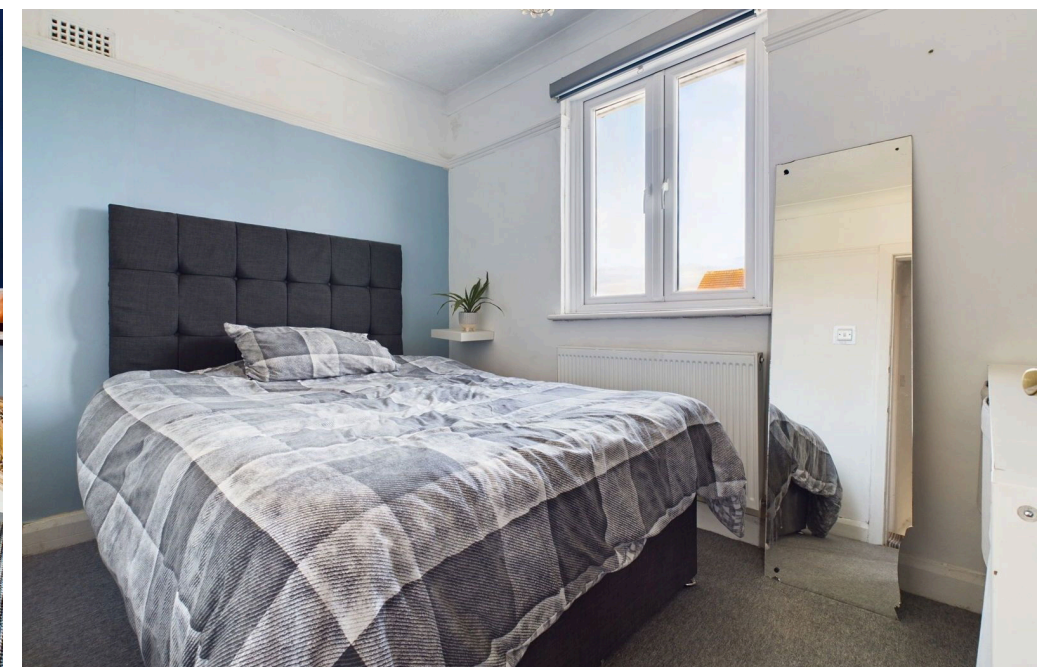


Kings Road, Lancing, West Sussex, BN15 8DY

Offers Over £425,000



A substantial and imposing extended character three bedroom semi detached family home with period features. Particular benefits include off road parking for two vehicles, two reception rooms, downstairs wet room and ensuite shower room. The garden is a particular feature being in excess of 80ft.



Key Features

- Semi Detached Imposing Property
- Extended Reception Space
- Three Bedrooms
- Off Road Parking
- In Excess Of 80ft Rear Garden
- En Suite Shower Room
- Character Features
- Popular Location Close To Beach
- Chain Free
- Opportunity To Create Further Bathroom



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

Entering the property you are immediately greeted by a welcoming entrance hall with doors that lead on to each of the ground floor rooms and stairs allowing access to the first floor. Located at the front of the property is a bright and airy lounge space with plenty of floor space for additional furniture and statement open fire along with a sizeable UPVC bay window. Opposite the lounge is a downstairs wet room that benefits from a walk in shower, WC and hand wash basin. At the rear of the property, there is a sizeable extension comprising a modern fitted kitchen finished with gloss white cupboards and wooden effect work surfaces and comprising integrated gas oven/hob and overhead extractor fan and space for a freestanding fridge freezer, washing machine and dishwasher. Opening then into the dining room, this space would be perfect for entertaining guests in the summer months with the doors that open into the garden. Upon the first floor are three double bedrooms, one of which being the master bedroom that has access to built in wardrobe space and an ensuite shower room. Planning permission has been granted for a first floor extension and lantern light. this incorporates a larger upstairs space to include a family bathroom.

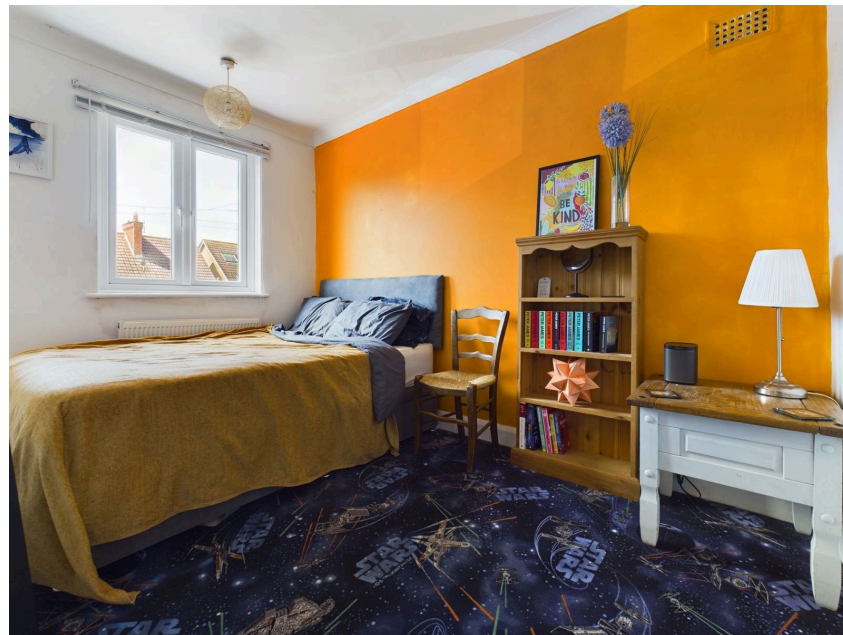
EXTERNAL

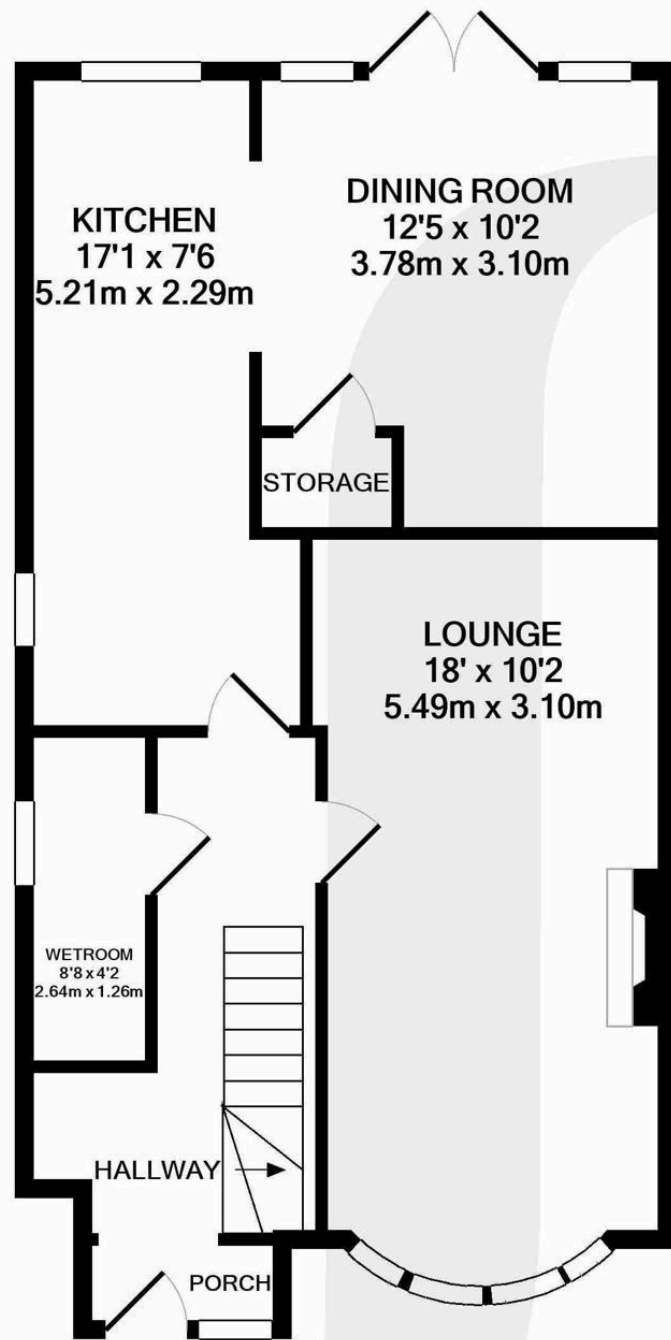
A block paved driveway, able to host a number of vehicles is located at the front of the property with a path leading through the mainly laid to lawn front garden towards the front door. The property also has side access. At the rear is a generously sized garden which we believe to be in excess of 80ft and has been mainly laid to lawn with a shrubbed border. Through the gate at the rear is an extra garden space which could be used an allotment to grow a variety of different vegetables.

Planning has been granted for:
PROPOSED FIRST FLOOR REAR EXTENSION, FACADE ALTERATIONS, ADDITION OF LANTERN ROOFLIGHT TO EXISTING GROUND FLOOR EXTENSION

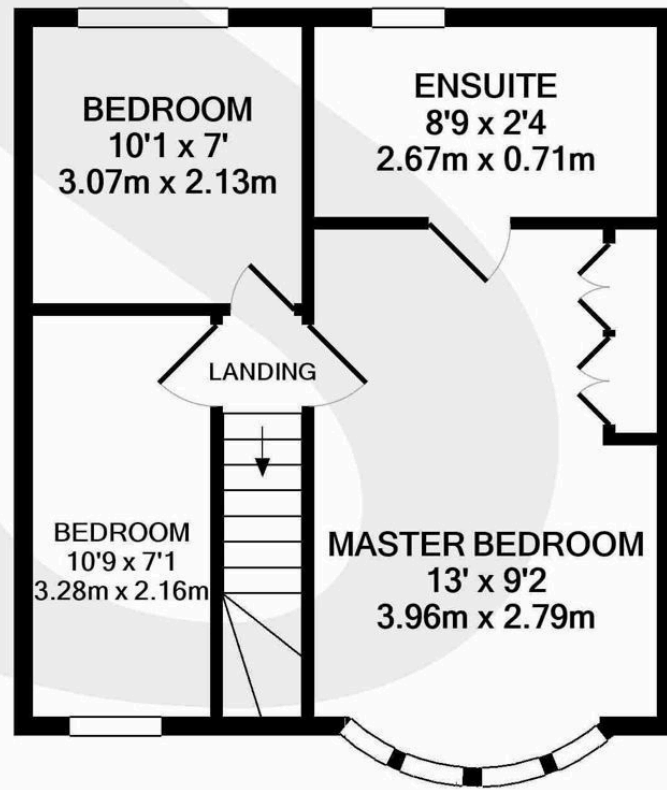
SITUATED

The property is located in the ever popular Kings Road and is set within the catchment area for Seaside Primary School benefitting from an outstanding Ofsted report. The train station is just a short distance away allowing access to Brighton, Worthing or even London is just over an hour. The A27 allows access to the whole of the south coast and is also just a short distance away. If its being close to the beach that takes your fancy you can tick that off the list as well.

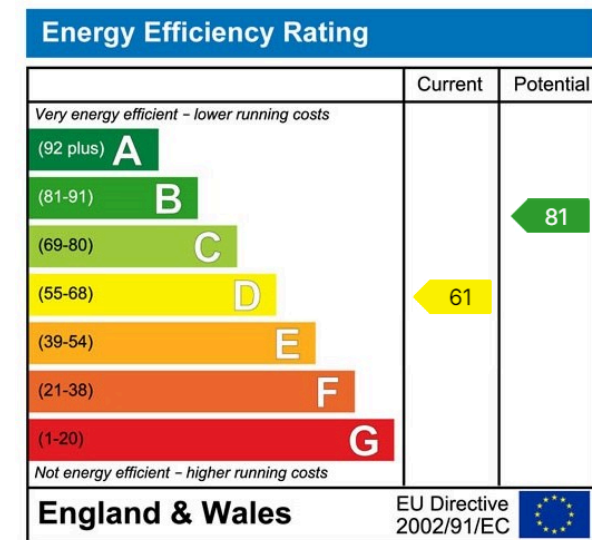
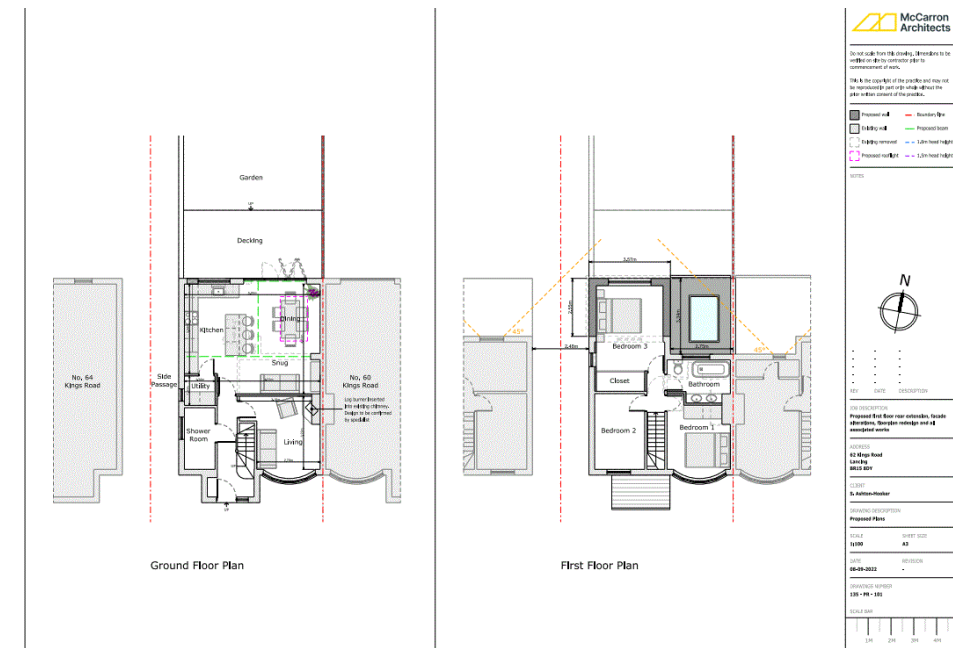




GROUND FLOOR



1ST FLOOR



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.