



Old Shoreham Road, Lancing, BN15 0QS

Offers Over £650,000





Available to the market for the first time in over 37 years, this substantial detached family home offers flexible living accommodation to include four - six bedrooms, off road parking, double garage, wonderful mature gardens with direct South Downs access. Being conveniently situated within good commuter proximity to Lancing, Shoreham and Brighton.



Key Features

- Substantial Detached Family Home
- Four to Six Bedrooms
- Flexible Living Accomodation
- Off Road Parking & Double Garage
- Downstairs WC
- Substantial Mature Gardens Backing Onto Downs
- Convenient Location
- Newly Fitted Bathroom
- First Time Available In 37 Years
- Viewing Recommended



4 Bedrooms



2 Bathrooms



3 Reception Rooms

INTERNAL

This substantial home is approached into an entrance hallway, leading into the wonderfully sized, open, bright and airy sitting room spanning 27ft and providing a southerly aspect with doors into ground floor rooms and stairs up to the first floor. The kitchen is to the rear of the property benefitting a dual aspect and being 19ft in size. Offering a range of eye and base level units with space for appliances, including oven, dishwasher and fridge. There is space also for a table and chairs. A variety of windows overlook the beautiful rear garden. The accommodation provides versatility and flexibility, on this floor there are two reception rooms being used currently as a formal dining room and separate office space, however if needs desired these could be bedroom five and six. Additionally on this floor there is a sunroom leading out into the garden and also leads directly into the ground floor wc and utility room.

Up to the first floor landing providing doors to four bedrooms and the bathroom. All of the bedrooms benefit being double in size and providing adequate space for furnishings. The principle bedroom has the additional benefit of built in cupboards and ensuite shower room. The family bathroom having being beautifully finished to a modern taste comprises bath. separate shower cubicle and wc. Being available for the first time in over 37 years, this home is a real gem and very rarely available.

EXTERNAL

The front of the property is wall enclosed with mature hedge border, providing off road parking for several vehicles and access to the garages. The rear garden has been beautifully manicured and tended to. Being mainly laid to lawn with mature shrub and hedge borders. To the rear of the garden there is a winding pathway, leading up onto the raised terrace area, perfect for those summer evenings and suitable for table and chairs. There is a gate to the rear giving access straight onto the downs, being one of the only homes with this unique feature.

SITUATED

Old Shoreham Road is located to the north east of Lancing village centre and is a short walk or drive away, immediate access to the A27 alike allowing you to access the whole south coast. Lancing train station is just under a mile away and allows direct access to London Victoria & Gatwick, ideal for a commuter.



Old Shoreham Road



Approximate Gross Internal Area = 248.18 sq m / 2671.38 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: F

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.