



Greenoaks, Lancing, BN15 0HE
Offers in the Region of £400,000



A well presented detached house in the popular area of north Lancing, with three bedrooms, kitchen dining room and triple aspect lounge. The property benefits from off road parking and garage.



Key Features

- Detached House
- Three Bedrooms
- Triple Aspect Lounge
- Kitchen Dining Room
- Ground Floor W.C
- Bathroom & Separate W.C
- Off Road Parking
- Garage
- Popular North Lancing
- Vendors Suited



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens into an entrance porch providing space for coats and shoes and currently used for additional appliance space. The entrance hall provides access to the lounge, kitchen dining room and the ground floor W.C with hand wash basin. The lounge is to the front of the property and benefits from being triple aspect with east, south and west facing windows. The kitchen dining room is to the rear of the property with space for dining table and sliding doors opening onto the rear garden, the kitchen has a range of matching wall and base units with fitted work surfaces, inset gas hob with extractor fan above and double oven beneath. integrated washing machine and space and plumbing for dishwasher and fridge freezer. On the first floor there are three bedrooms, the primary bedroom is well proportioned and is triple aspect offering distant views towards the sea. The bathroom has fully tiled walls and floor and comprises a panel enclosed bath and hand wash basin inset to vanity unit with storage beneath, with a separate W.C adjacent to bathroom.

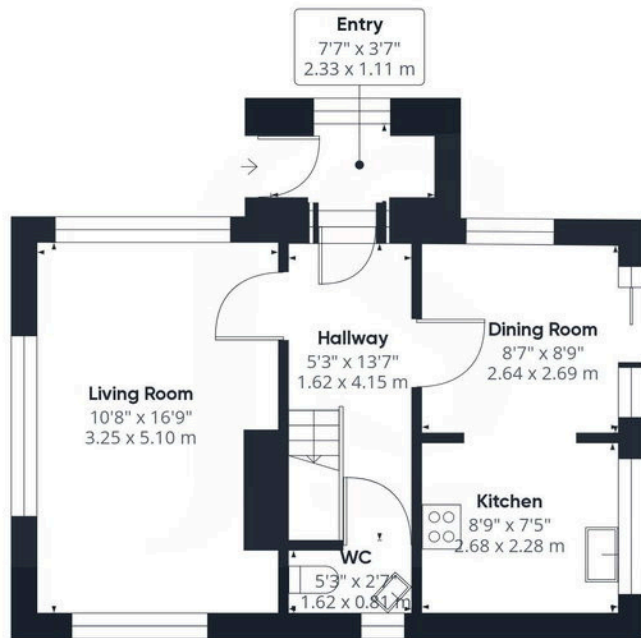
EXTERNAL

The front garden has been laid to shingle with hardstanding driveway providing off road parking leading to the garage. The rear garden is laid to paving with mature floral, shrub and tree borders with gated side access the driveway and garage which has an up and over door.

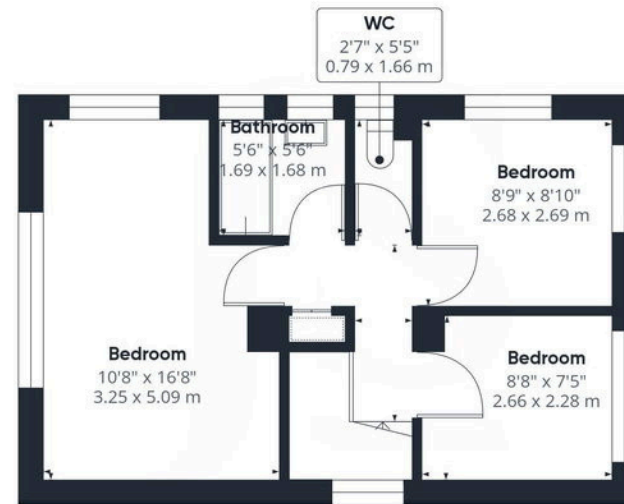
SITUATED

In the popular residential area of North Lancing there is easy access to the South Downs. Local primary and secondary schools can be found nearby and the property falls within the catchment area of North Lancing Primary School and Sir Robert Woodard Academy. The property provides easy access to the A27 which offers routes to Brighton and London. Local bus stops can be found on Manor Road. Lancing train station and high street are approximately 1 mile away and has a range of shops, banks, bakeries, library, post office and other local amenities.





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
951.74 ft²
88.42 m²

(1) Excluding balconies and terraces

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.