



Lancing Park, Lancing, BN15 8RF  
Offers Over £575,000



A detached family chalet home close to the seafront with versatile accommodation offering four / five bedrooms, three shower rooms, kitchen / dining room and lounge. Benefitting from ample off street parking and West facing rear garden.



# Key Features

- Detached Chalet
- Four / Five Bedrooms
- West Facing Garden
- Off Road Parking
- Kitchen / Dining Room
- Family Shower Room
- Two Ensuites
- Double Garage & Out Buildings



4 Bedrooms



3 Bathrooms



2 Reception Rooms

## INTERNAL

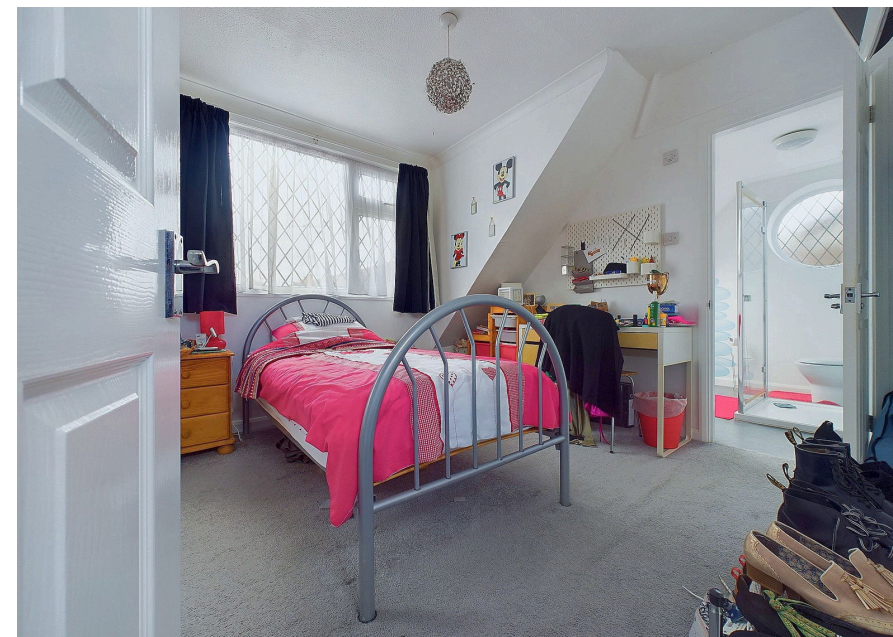
Entry to the property is via an entrance porch with door opening into a spacious reception hallway. The lounge is open to the kitchen dining room providing a generous space for relaxing and entertaining. The kitchen has a range of matching wall and base units with fitted worksurfaces, space and plumbing for washing machine, dishwasher and fridge/freezer, inset gas hob with extractor fan above and eye level double oven. There are two double bedrooms on the ground floor with the primary bedroom benefiting from fitted wardrobes and en-suite comprising walk in shower, W.C and hand wash basin inset to vanity unit with storage. A family shower completes the ground floor accommodation with a vanity unit incorporating a hand wash basin, WC and storage and walk in shower. On the first floor are a further two bedrooms, one of which being served by a walk in dressing room that could be changed into a bedroom and en-suite shower room with W.C and twin hand basins.

## EXTERNAL

The front of the property has been laid to block paving providing ample off road parking for several vehicles with driveway leading to a double garage via double gates. The rear garden has a westerly aspect with a raised patio area with steps down to the lawn. The double garage has an electric roller door, currently the garage has been divided to make an office area and to the rear of the garage is another out building that has power and light.

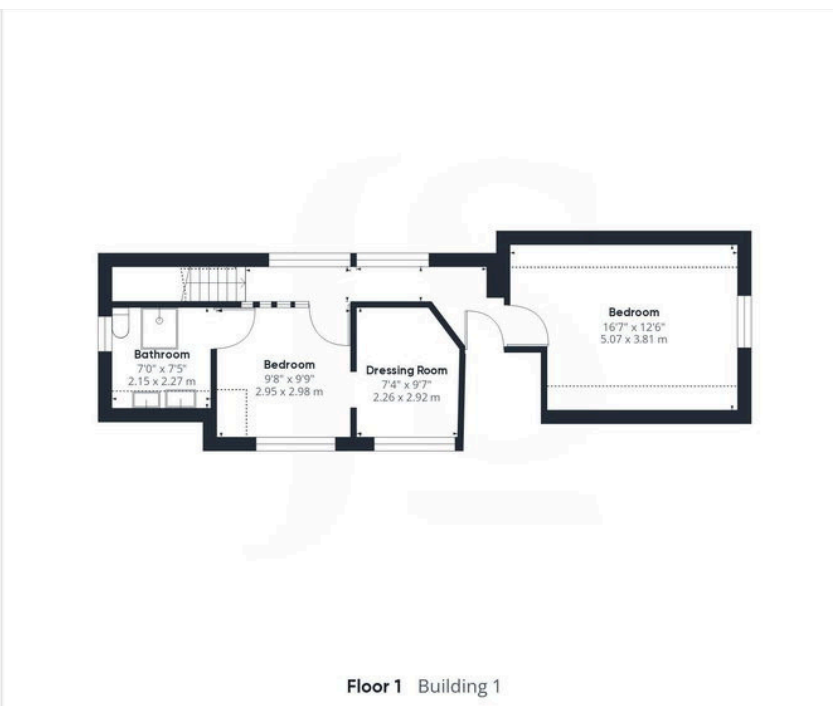
## SITUATED

Situated in a cul-de-sac in this particularly desirable location, this home offers easy access to Lancing seafront where you can find The Perch and Beach Green with a children's play park. There are also local amenities, bus links and Lancing train station all within easy reach.

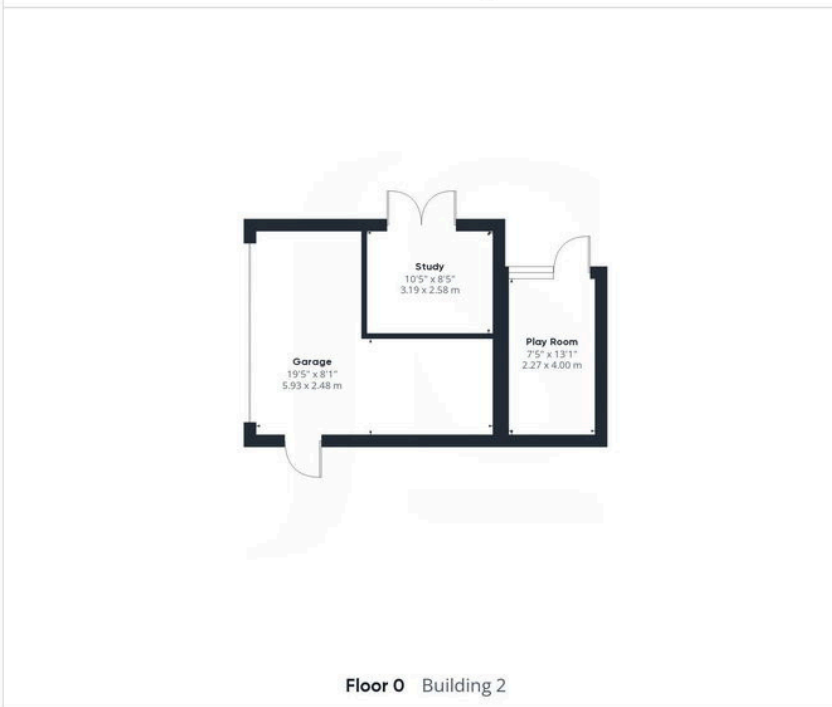




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>  
 1820.5 ft<sup>2</sup>  
 169.13 m<sup>2</sup>

Reduced headroom  
 92.25 ft<sup>2</sup>  
 8.57 m<sup>2</sup>

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## 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.