



Ring Road, North Lancing, BN15 0QE
Offers in the Region of £675,000



A charming and deceptively spacious three bedroom detached character home offered to the market in this fantastic and sought after location of North Lancing, being in an elevated position with sea views and the garden backing directly onto the South Downs. Being beautifully presented throughout, to move in straight away with additional benefits such as off road parking, garage and generous tiered landscaped and mature garden.



Key Features

- Charming Three Bedroom Detached Home
- Generous Tiered Lanscaped Garden
- Backing Directly Onto South Downs
- Off Road Parking
- Downstairs WC
- Garage
- Open Plan Kitchen/Breakfast Room
- Beautifully Presented Throughout
- Viewing Recommended
- Highly Sought After Ring Road, North Lancing



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Steps lead you up to the front door of this magnificent home positioned on this elevated position with sea views. A porch provides space to hang coats and shoes and leads you into the hallway with dual aspect windows, staircase to the first floor with glass balustrade staircase, parquet flooring and doors to all rooms. The southerly aspect bay window to the sitting room benefits views down to the sea and all of Lancing with feature open fire. To the rear of the home is the beautifully presented and generously proportioned kitchen/ breakfast room with space for dining table and chairs and a modern fitted kitchen with eye and base level unit, space for oven and integrated appliances. An opening leads you into the conservatory with views over the garden. Additionally on the ground floor there is a wc.

Up to the bright and airy first floor landing with doors to all rooms. There are three good sized bedrooms, two of which are double in size. The principle bedroom offers fitted wardrobes and outstanding views over Lancing, over towards Brighton and Worthing and offering panoramic views towards the sea. The modern and spacious family bathroom services these rooms and benefits oval shaped bath, separate shower cubicle, sink and wc.

EXTERNAL

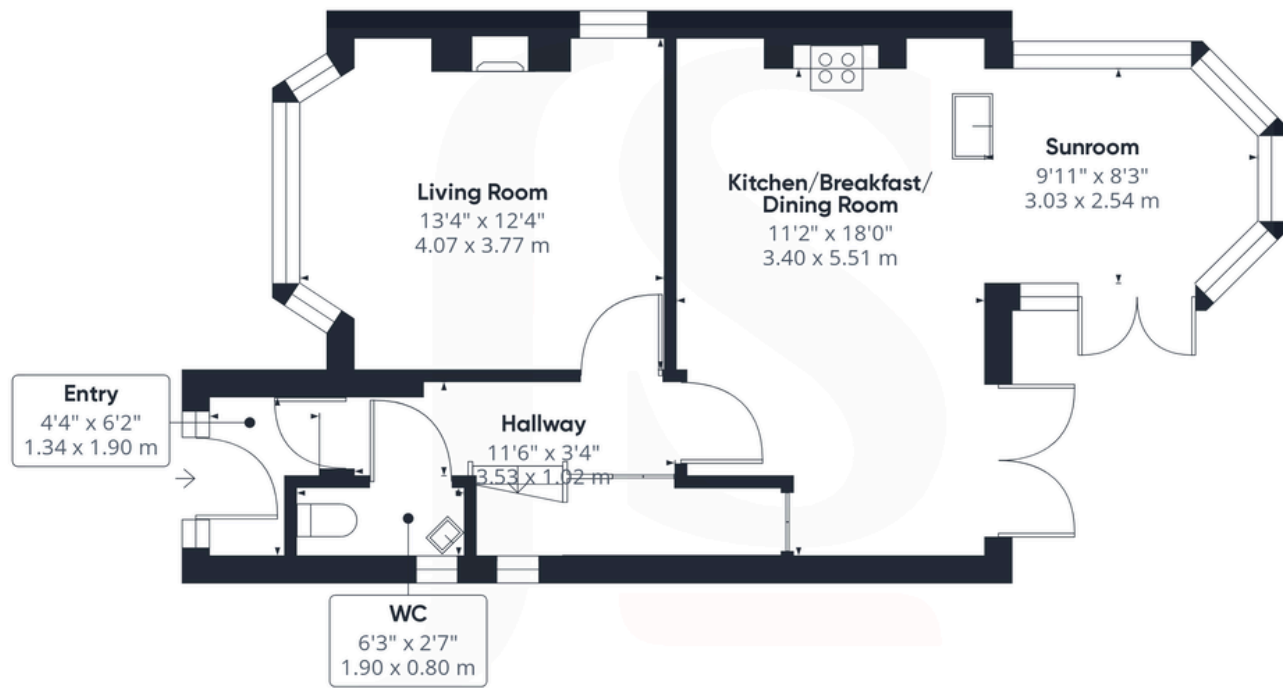
The front of the home is laid to block paving driveway with ample off road parking for several vehicles. There is a gated side access providing access to the single garage with up and over door.

The rear garden is a particular feature of this home. It has been beautifully landscaped with split level areas. Steps lead up to a sunny lawned area, with mature flower and shrub borders. Further steps lead up to a further private and lawned landscaped area of garden with a rear gate giving direct access into woodlands and the South downs. There is also a summer house, to benefit those late evenings of sunshine.

SITUATED

Ring road is in one of the most sought after areas in North Lancing and is ideally situated at the foot of the South Downs National Park, where you can enjoy some lovely walks and the A27 giving you access across the South Coast and towards the A23 leading to Gatwick airport and London.





Floor 0



Floor 1



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Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: E

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.