



Greenoaks, North Lancing, BN15 0HE

Offers Over £375,000



A fantastic three bedroom semi detached home offered for sale in this popular North Lancing location. Particular benefits include kitchen/dining room, conservatory, westerly aspect sitting room, downstairs wc, off road parking and garage. Viewing is recommended to appreciate the size of this home.



Key Features

- Semi Detached
- Generously Proportioned Family Home
- Three Bedrooms
- Popular North Lancing Location
- Garage
- Off Road Parking
- Modern Kitchen Opening Into Dining Space
- Conservatory/Sun Room
- Viewing Recommended



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property is approached into the hallway with doors to downstairs rooms and stairs to first floor, with hanging space for coats and shoes and under stairs cupboard. Upon entry there is access to the wc. The sitting room benefits a westerly aspect and has a door leading out into the kitchen. A modern fitted kitchen breakfast room provides a range of eye and base level units and space for appliances, benefitting a dual aspect with an area suitable for a dining table and chairs. Sliding doors lead out into the sun room/ conservatory with a door out onto and windows overlooking the rear garden.

Up to the first floor landing a window to the side of the home provides light throughout. With doors to three good sized bedrooms and the family bathroom, comprising P shaped bath, WC and sink inset unit.

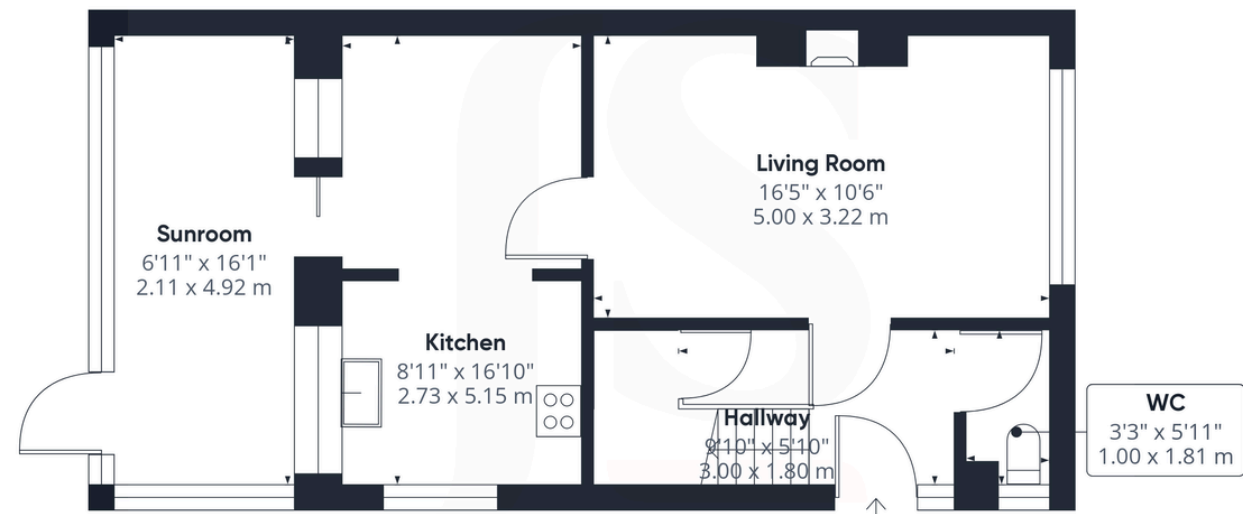
EXTERNAL

The front of this home has an area of lawn with mature shrub and tree borders. A hardstanding area provides off road parking and access to a side gate, opening up to the garage with up and over door. To the rear the garden is mainly laid to lawn with flower borders and patio area suitable for table and chairs.

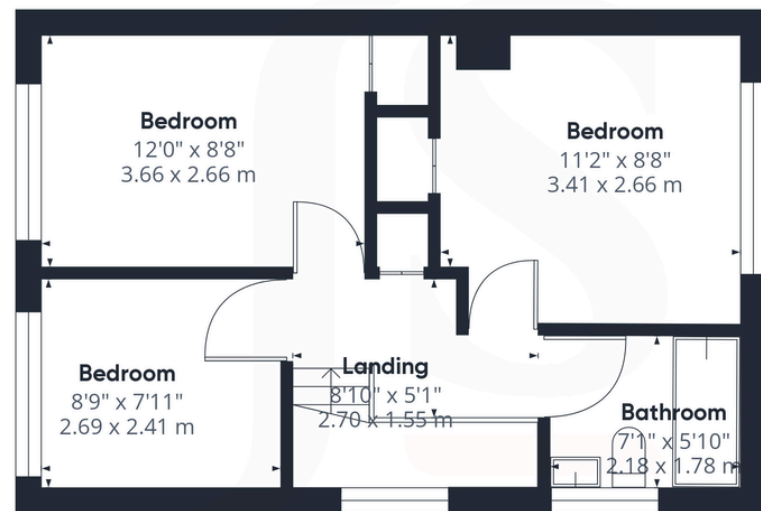
SITUATED

In the popular residential area of North Lancing with easy access straight onto the South Downs. Local primary and secondary schools can be found nearby and the property falls within the catchment area of the popular 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



Floor 1



Approximate total area⁽¹⁾

932.15 ft²
86.6 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.