



Elm Grove, Lancing, BN15 8PD

Offers Over £775,000



An imposing and generously proportioned 5/6 bedroom detached home, a true sanctuary for modern family living, located just a short stroll from the station and local shops. Benefits include in and out driveway, four bathrooms and over 100ft rear garden.



Key Features

- Five/Six Bedrooms
- Detached Family Home
- Off Road Parking For Several Vehicles
- Four Shower Rooms
- Impressive 24ft South Lounge
- Cinema Room
- Over 100ft Rear Garden
- Sky Lantern Over Kitchen
- Beautifully Presented
- Close To Station/ Town



5 Bedrooms



4 Bathrooms



2 Reception Rooms

INTERNAL

Welcome to this imposing and generously proportioned detached home, a true sanctuary for modern family living, located just a short stroll from the station and local shops. This remarkable property boasts 5/6 bedrooms and offers an abundance of space, light, and luxury. As you step through the porch adorned with convenient hanging space, you are greeted by a bright hallway that sets the tone for the elegance that unfolds within.

The heart of this home is undoubtedly the impressive 24'7" southerly aspect lounge, featuring a suspended Le Feu fire that creates a warm ambiance—perfect for cozy evenings in. Adjacent to this is a delightful conservatory with double doors leading into your expansive garden, providing an idyllic setting for relaxation or as an inspiring home office with ethernet cable already set up. The ground floor flows seamlessly from the hall into a sophisticated dining room which then opens up to an exceptional kitchen space. Here, natural light pours in through a stunning feature lantern skylight and large windows overlooking the lush garden. The kitchen is equipped with high-end amenities including a Rangemaster cooker, integrated dishwasher, and American-style fridge/freezer. With ample room for dining furniture and bi-fold doors that connect you directly to the outdoor patio area, entertaining friends and family has never been easier! A utility room off the kitchen features additional sink space alongside provisions for further appliances. Also on this level is another versatile reception room or bedroom depending on your needs, bathed in natural light from its bay-fronted southerly window, a perfect guest suite, playroom or further lounge space. A converted garage currently serves as a cinema room, offering endless entertainment possibilities right at home. Completing this floor is a convenient downstairs shower room.

Venture upstairs to discover four spacious double bedrooms serviced by a stylish family shower room. The principal suite stands out with its en-suite shower room and fitted wardrobes while enjoying serene views thanks to its desirable southerly aspect. A staircase leads you up to the converted loft space where you'll find yet another beautifully appointed room along with an additional bathroom -ideal for guests or as private accommodation for older children subject to planning permissions. NB the stair case to this floor may not be suitable for all.

NB whilst orange is a feature to many rooms, the property is neutrally decorated throughout and many of these items are moveable.

EXTERNAL

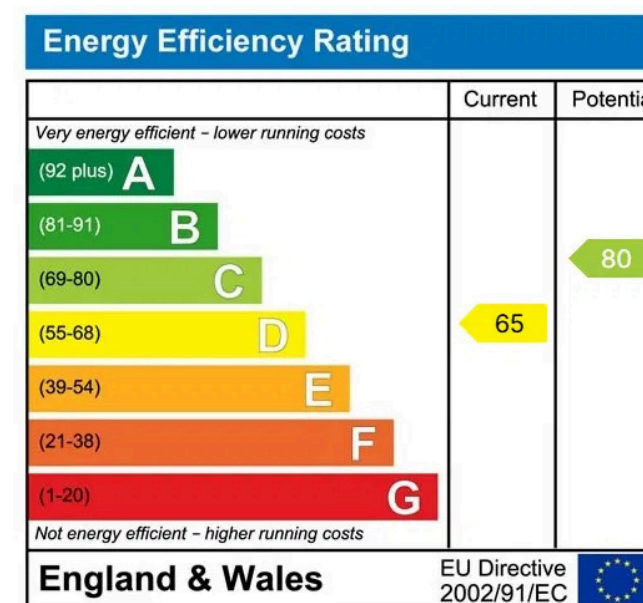
The front garden is laid to lawn with driveway to the side providing off road parking leading to the garage which has an up and over door, power and light and side door to the rear garden.

The rear garden is mainly laid to lawn with patio and decked areas and timber shed, with gated side access to the driveway.

SITUATED

Situated just off of Ingleside Crescent (the beach end) is this quiet and private cul-de-sac location, within walking distance to Lancing Town Centre and is roughly 1/4 mile from the mainline train station with direct routes to Worthing, Brighton, London, Portsmouth and Southampton. The property also has access to the A27 and local bus routes giving easy routes to the whole of the south coast.





Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band:

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.