



Grinstead Lane, Lancing, BN15 9DR

Offers Over £490,000





A fantastically sized 4/5 bedroom semi detached family home with a generously proportioned rear garden, off road parking, downstairs wc and integral garage. Being situated within walking distance to amenities and the train station, viewing is recommended.



Key Features

- Four/Five Bedrooms
- Semi Detached House
- Integral Garage
- Off Road Parking
- Generous Rear Garden
- Versatile Living Accomodation
- Close To Amenities
- Well Presented Throughout



4 Bedrooms



3 Bathrooms



2 Reception Rooms

INTERNAL

This delightful semi-detached home boasts an impressive four/five bedrooms, perfectly designed for modern family living and offering flexible living accomodation. With a charming westerly aspect lounge that bathes the space in warm afternoon sunlight. Situated to the rear of the home is the versatile dining room that can easily serve as a fifth ground floor bedroom, accommodating your family's changing needs. There is convenient downstairs WC. To the rear of the home is the kitchen, with a range of eye and base level units, complemented by a separate utility area overlooking the generous rear garden. Imagine the possibilities as you consider knocking through these walls to create one expansive kitchen/breakfast/living area, perfect for family gatherings and culinary adventures!

On the first floor, you'll find four spacious double bedrooms, each offering ample storage and comfort. These rooms are serviced by a well-appointed family bathroom with an additional separate WC next door. The principal bedroom is a true retreat, featuring its own ensuite shower room, a perfect sanctuary after a long day.

EXTERNAL

Additional highlights include an integral garage providing secure parking or extra storage options and off-road parking for your convenience. The generous rear garden offers plenty of space for children to play or for you to cultivate your green thumb

SITUATED

The property is within a short walk to the lancing town with range of amenities, shops and cafes. Also host to Lancing train station, and the A27 close by too. The perfect position for a commuting family. Buses also run along Grinstead Lane allowing access to Worthing and Brighton.





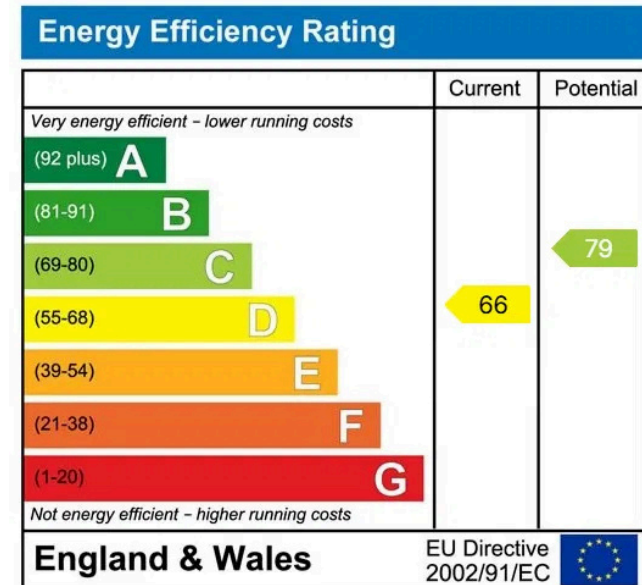
Approximate total area[®]
 1569.8 ft²
 145.84 m²

(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: C

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.