

Guide Price £450,000 Freehold

Cokeham Lane, Lancing

- Beautifully Presented Chalet Style Home
- · Lounge With Wood Burner
- · High Specification Kitchen
- · Gardens To Three Sides
- FPC: TBC

- Three Double Bedrooms
- Orangery
- Ground Floor Cloakroom
- · Cabin With Power, Light & Plumbing
- GUIDE PRICE £450,000 -£475,000

We are delighted to offer this beautifully presented and extended semi-detached chalet style home, conveniently located within easy walking distance of the village centre and mainline railway station. Well regarded schools are close by, including Sompting Village Primary and Sir Robert Woodard Academy. Croshaw recreation ground is also just a few hundred yards away. The impressive accommodation features: Entrance hall, ground floor cloakroom, two double ground floor bedrooms, spacious lounge with wood burning stove opening onto orangery, stunning "Keller" fitted kitchen/breakfast room with integrated appliances and Quartz work-surfaces, first floor landing, generous master bedroom with further seating area and family bathroom with bath and separate shower enclosure. Outside, there are gardens to three sides, comprising: South facing entertainments area with decking and pizza oven, a vegetable patch, timber cabin with power, light and plumbing and an attractive, well stocked front garden. VIEWING ESSENTIAL!!











Accommodation

Entrance Hall

Double glazed front door, timber floor, downlighters, under-stairs storage cupboard, feature upright radiator.

Cloakroom

Fully tiled walls, space saving close coupled WC with built in wash hand basin, extractor fan.

Lounge 28'2" into orangery x 11'9" max (8.59m into orangery x 3.58m max)

Downlighters, timber floor, wood burning stove, wall lights, radiator.

Orangery

Double glazed windows to three sides, double glazed doors to garden.

Kitchen 13'5" x 13'5" (4.09m x 4.09m)

Downlighters. Bespoke fitted "Keller" kitchen comprising: Range of fitted wall & base level units, quartz worksurfaces incorporating stainless steel one and a half bowl sink unit with mixer tap, double electric oven, induction hob with wok burner, integrated washing machine, dishwasher and freezer, glass splashbacks, feature upright radiator, skylight windows, double glazed windows to rear and side, double glazed back door.

Bedroom Tuo 14' x 11'10" (4.27m x 3.61m)

Double glazed window to front, timber floor, downlighters, coving, radiator.

Bedroom Three 10'6" x 10'1" (3.20m x 3.07m)

Double glazed window to front, timber floor, radiator.

First Floor Landing

Velux window to front.

Bedroom One 26'5" max, narrowing to 15'4" x 12'8" (8.05m max, narrowing to 4.67m x 3.86m)

Double glazed window to rear, two Velux windows, downlighters, radiator.

Bathroom

Double glazed window to rear, downlighters. Fitted "Villeroy & Boch" suite comprising: Tile enclosed bath, separate shower enclosure, close coupled WC, vanity unit with inset wash hand basin and drawers under, half tiled walls, extractor fan, cupboard housing central heating boiler.

Outside

Gardens

To three sides, featuring: South facing seating and entertainments area with pizza oven, a lawn and a vegetable garden to the side.

Cabin 10'9" x 7'5" (3.28m x 2.26m)

Timber built, power, light and plumbing.

Garage

Up & over door, power and light.







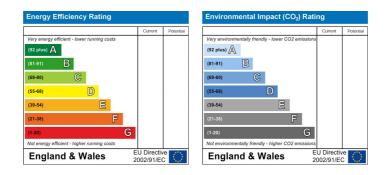








Total area: approx. 128.5 sq. metres (1382.9 sq. feet)



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