



£595,000  
Freehold

## Lancing Park, Lancing

- Fine Detached Chalet Residence
- Four Double Bedrooms - Two With Walk In Wardrobes
- First Floor Bathroom
- Ground Floor Shower Room
- Fantastic Open Plan Kitchen/Diner
- Spacious Lounge
- West Facing Garden
- Ample Parking & Garage
- EPC: D
- Council Tax Band:

We are delighted to welcome to the market this incredibly spacious and very well presented detached chalet style home, located toward the end of a residential Cul-de-sac in South Lancing, just a few hundred yards from the beach and Brooklands Park! Lancing village centre and mainline railway station are within walking distance and the 700 bus service passes along Brighton Road providing easy access to Shoreham, Brighton, Worthing and beyond. The generous accommodation comprises: Entrance porch, entrance hall, living room, open plan fitted kitchen/dining room, utility area, two double ground floor bedrooms, ground floor shower room, first floor landing, two further double bedrooms - both with walk in dressing rooms and a beautiful family bathroom. Outside, there is an attractive, West facing rear garden, ample off street parking and a long private driveway to garage. VIEWING ESSENTIAL!!

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**Robert  
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## Accommodation

### Entrance Porch

Double glazed door to front, tiled floor, inner door to:

### Entrance Hall

Coving, wood effect flooring, radiator.

### Lounge 21'9" x 12'1" (6.63m x 3.68m)

Double glazed windows to front & side, coving, television aerial point, wood effect flooring, two radiators, stairs rising to first floor.

### Kitchen/Diner 20'5" x 17' max, narrowing to 14'2" (6.22m x 5.18m max, narrowing to 4.32m)

Double glazed windows to rear & side, double glazed bi-fold doors to rear, range of fitted wall & base level units, wood block worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, 5 burner gas hob with extractor hood over, electric oven, integrated fridge/freezer and dishwasher, built in seating area, radiator, lantern window, downlighters.

### Utility Room

Double glazed window to side, double glazed door to rear, space & plumbing for washing machine and tumble dryer.

### Bedroom 15'10" x 8' (4.83m x 2.44m)

Double glazed window to front, wall mounted consumer unit, radiator.

### Bedroom 12'1" x 10'5" (3.68m x 3.18m)

Double glazed window to side, coving, radiator.

### Shower Room

Double glazed window to side, large shower enclosure, vanity unit with inset wash hand basin and drawer under, close coupled WC, Fully tiled walls, heated towel rail.

### First Floor Landing

### Bedroom 13'10" x 13' (4.22m x 3.96m)

Double glazed windows to side, radiator.

### Dressing Room 13'10" x 5'2" (4.22m x 1.57m)

Double glazed window to front.

### Bedroom 13'10" x 13' (4.22m x 3.96m)

Double glazed windows to sides, radiator.

### Dressing Room 13' x 3'7" (3.96m x 1.09m)

Double glazed window to rear.

### Outside

#### West Facing Rear Garden

Decked terrace with undercover entertainments area, lawn, patio, raised flowerbed and feature boat flowerbed, fence enclosed with side access via gate.

#### Driveway

Long private driveway leading to:

#### Garage

Electric door, power, light, window to rear, double glazed personnel door to side.

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# Floorplan



Total area: approx. 148.1 sq. metres (1594.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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