



Gatekeepers Drive, Lancing

Price
£350,000
Freehold

- Nearly New House
- En-suite Shower To Main Bedroom, Family Bathroom & Downstairs Cloakroom
- Two Allocated Parking Spaces To Front
- Ample Storage Throughout
- Council Tax Band - C
- Two Double Bedrooms
- Southerly Aspect Garden
- 9 Years Remaining On Building Warranty
- Modern Fitted Kitchen With Integrated Appliances
- EPC Rating - B

Welcome to this charming property located on Gatekeepers Drive in the popular New Monks Farm Development area of Lancing. This delightful house boasts a newly built structure with a modern touch, offering two spacious double bedrooms, perfect for a small family or professionals looking for extra space.

As you step inside, you are greeted by a modern kitchen with integrated appliances and a southerly reception room, ideal for relaxing or entertaining guests. The property features two bathrooms, including an en-suite in the main bedroom for added convenience, a downstairs w/c, and a family bathroom, ensuring no queues during busy mornings.

One of the highlights of this lovely home is the southerly aspect garden, providing a perfect spot for enjoying the sunshine or hosting summer barbecues with friends and family. Additionally, you will find two allocated parking spaces right outside your door, making parking a breeze in this bustling neighbourhood.

This property offers a peaceful retreat while still being close to local amenities, schools, and transport links. Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Gatekeepers Drive.

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Accommodation

Front Door

Leading to:

Entrance Hall

Wood laminate flooring, radiator, doors to:

Downstairs Cloakroom 3'00 x 6'05 (0.91m x 1.96m)

wood laminate flooring, radiator, double glazed window, low level flush w/c, wash hand basin

Kitchen 12'01 x 12'11 (3.68m x 3.94m)

Wood laminate flooring, double glazed window, modern fitted kitchen with a range of eye and base level cupboards with roll top work surfaces over, integrated appliances including; washing machine, dishwasher and fridge freezer, integrated oven, electric hob with extractor over, stainless steel sink drainer with mixer taps over, boiler on wall enclosed by cupboard

Lounge 14'11 x 11'02 (4.55m x 3.40m)

Carpet, radiator, double glazed patio doors to garden, under stair storage

First Floor

Landing

Carpet, over stair storage, doors to:

Bedroom One 12'06 x 12'09 (3.81m x 3.89m)

Carpet, double glazed window, radiator, built in wardrobes

En-suite 4'08 x 7'05 (1.42m x 2.26m)

Tiled floor, walk in shower, wash hand basin, low level flush w/c, heated towel rail, double glazed window

Bedroom Two 7'09 x 11'07 (2.36m x 3.53m)

Carpet, double glazed window, radiator, loft access hatch

Family Bathroom

Tiled floor, panelled bath with shower over, wash hand basin, low level flush w/c heated towel rail, double glazed window

Outside

Rear Garden

Southerly aspect garden mainly laid to lawn with patio area enclosed by fencing with side access.

Front

laid to patio with flower bed

Parking

Two allocated parking spaces to front

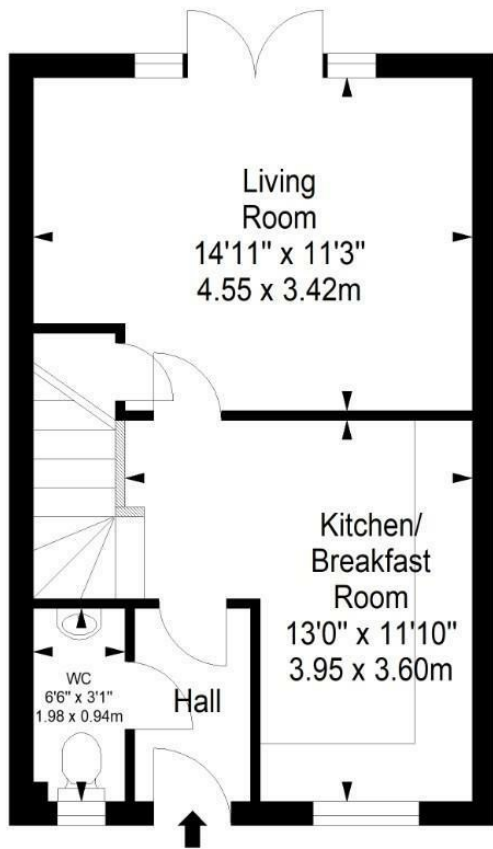


3-7 South Street, Lancing, West Sussex, BN15 8AE

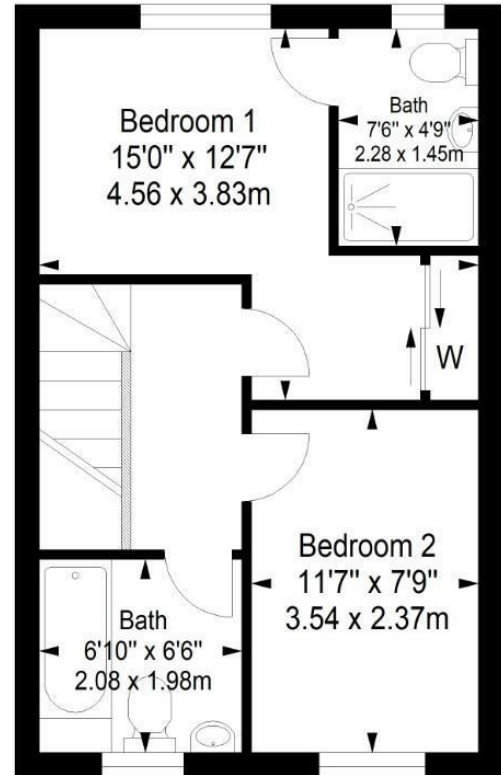
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Ground Floor



First Floor



Approximate gross internal floor area 68.3 sq m/ 735.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.