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Description

Nestled in the charming area of Monks Close, Lancing, this delightful house offers a perfect blend of comfort and convenience. Built circa 1930s, the property boasts a timeless appeal while providing modern living spaces. With three well-proportioned bedrooms, it is ideal for families or those seeking extra space.

The heart of the home features two reception rooms, perfect for entertaining guests or enjoying quiet evenings in. A notable highlight is the sun room at the rear, which invites an abundance of natural light and provides an extra space.

The garden, with its southerly aspect, is a true gem, offering a private outdoor retreat where you can enjoy the sunshine throughout the day. The secluded location on a no-through road enhances the sense of tranquillity, making it an ideal spot for families or those looking for a peaceful environment.

Parking is a breeze with space for two vehicles, and the convenience of off-road parking adds to the appeal. The property is conveniently located close to Lancing village and the picturesque seafront, providing easy access to local amenities and the beautiful coastline.

Key Features

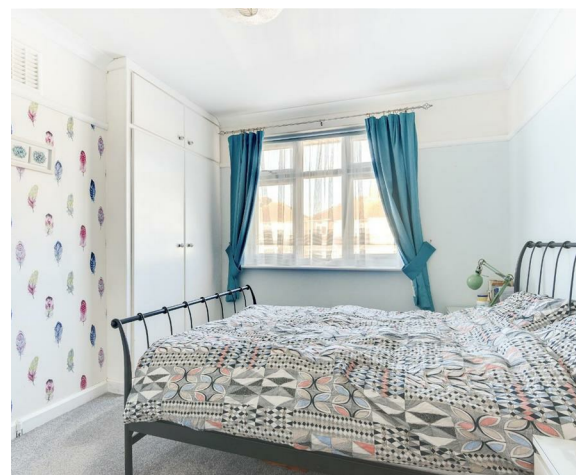
- Three Bedroom Family House
- Two Reception Rooms & Sun Room
- No Through Road
- Close To Lancing Village & Lancing Beach
- Potential To Extend STNPC
- Off Road Parking
- Southerly Aspect Rear Garden
- No Ongoing Chain
- Council Tax Band C



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Front Door

Leading to:

Hallway

Wood laminate flooring, radiator, storage, stairs to first floor, doors to:

Lounge

Carpet, double glazed window, radiator, gas fired fire with surround.

Dining Room

Floor boards, radiator, double glazed window

Kitchen

Wood laminate flooring, range of eye and base level units with roll top work surfaces, space for fridge freezer, integrated oven with gas hob over, ceramic sink drainer, part tiled walls, door to:

Sun Room/ Lean to

Vinyl flooring, plumbing for washing machine, space for tumble dryer, door to garden, window

First Floor

Landing

Carpet, access to loft which is part boarded and insulated, doors to:

Bedroom One

Carpet, radiator, double glazed window, built in wardrobe

Bedroom Two

Carpet, radiator, double glazed window, boiler housed in cupboard

Bedroom Three

Carpet, radiator, double glazed window

Bathroom

Fully tiled walls, vinyl flooring, wash hand basin, low level flush w/c, bath with electric shower over, heated towel rail, storage cupboard, double glazed window

Outside

Rear Garden

Enclosed buy fence with rear access, mainly laid to lawn with mature flower beds, seating area laid to decking, path and sheds.

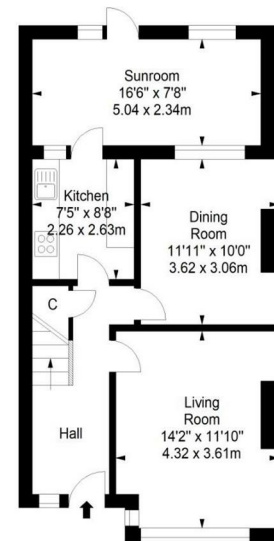
Driveway

To front with dropped kerb and laid to patio.



Floor Plan Monks Close

Ground Floor

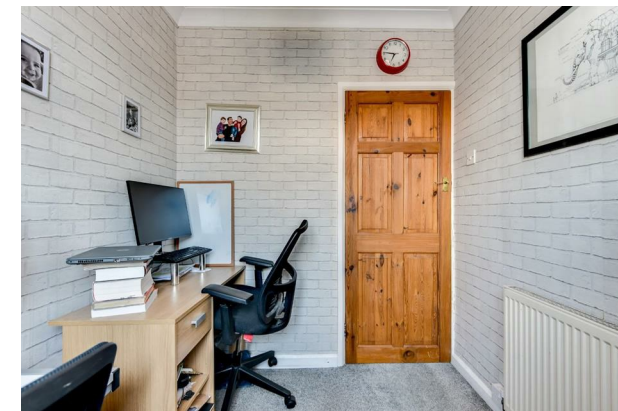


First Floor



Approximate gross internal floor area 96.4 sq m/ 1037.7 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.

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