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## Description

Located in a quiet and highly regarded cul-de-sac in North Lancing, this well-presented detached home offers spacious and comfortable living within a peaceful residential setting. The property features two generously sized double bedrooms, a bright and welcoming main living area, and a well-proportioned kitchen with pleasant garden views. A modern bathroom and good storage throughout further enhance everyday convenience.

Outside, the home benefits from private driveway parking and a garage, providing secure storage or workshop potential. The rear garden offers an inviting and well-manicured space, ideal for relaxing or entertaining with a good degree of privacy.

Church Close is situated in a particularly desirable part of Lancing, within easy reach of local shops, schools and transport links, including regular bus routes to Worthing, Lancing and Shoreham-by-Sea. The A27 is close by for convenient road access across the south coast, while beautiful South Downs countryside lies just moments away — offering walking, cycling and open green space on the doorstep.

This is a superb opportunity to purchase a detached home in a wonderful cul-de-sac location, ideal for downsizers, first-time buyers, or anyone seeking a quieter lifestyle while remaining close to local amenities and the coast.

## Key Features

- Detached Residence
- No Ongoing Chain
- Garage
- Desirable Location In Popular North Lancing
- Council Tax Band - E
- Two Double Bedrooms
- Off Road Parking For Multiple Vehicles
- Quiet cul-de-sac location
- Pretty Rear Garden
- Distant Sea Views



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### Location

Situated within a peaceful and well-regarded residential cul-de-sac in North Lancing, this attractive location offers an excellent blend of convenience and countryside living. Local shops, cafés and essential services are close by, while excellent bus and road connections allow easy access to Lancing village centre, Worthing and Shoreham-by-Sea.

The A27 is moments away for smooth coastal travel or commuting, and the magnificent South Downs National Park sits just behind the village — providing miles of walking routes, nature trails and panoramic viewpoints. Highly regarded schools and coastal amenities add to the appeal, making North Lancing a consistently sought-after area for both couples and families.

### Inside

This detached home offers well-planned and comfortable accommodation throughout. The welcoming entrance hall leads into a light and spacious main living room, ideal for everyday relaxation and hosting guests, along with a formal dining area leading to the garden. The fitted kitchen provides excellent

storage and workspace with direct access and a pleasant outlook onto the garden.

The property also includes two generous double bedrooms, each offering flexibility for guests, home office use or a peaceful retreat at the end of the day. The property is could benefit from some modernisation.

### Outside

Externally, the home benefits from off-road driveway parking with an adjoining garage, offering secure parking, storage or workshop potential. The private rear garden provides a wonderful space for outdoor dining, gardening or relaxing in the sunshine, with both privacy and low-maintenance appeal.

Being a detached property in a desirable residential pocket of North Lancing, it offers increased privacy, independence and a more spacious plot compared with many nearby homes — further enhancing its desirability.



## Floor Plan Church Close



Total area: approx. 106.3 sq. metres (1144.1 sq. feet)



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (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 <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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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