



Berriedale Drive | Lancing | BN15 0LE
Offers Over **£475,000**





A well presented and extended five bedroom semi detached chalet family home with a modern fitted kitchen with utility room, lounge/diner, conservatory, ground floor family bathroom and first floor shower room. The property also benefits from off road parking, garage and a very generous rear garden.



Property details:

Key Features

- Extended Semi Detached Chalet
- Five Bedrooms
- Lounge Diner with Wood Burner
- Modern Fitted Kitchen
- Utility Room & WC
- Ground Floor Bathroom
- Conservatory
- First Floor Shower Room
- Large Rear Garden
- Off Road Parking & Garage
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5 Bedroom



2 Bathroom



2 Reception Room

INTERNAL

The front door opens into a generous entrance hall with doors leading to all rooms and stairs leading to the first floor with storage cupboards beneath. The lounge diner is a good size allowing ample space for furniture and also benefits from a feature log burner and access into the conservatory with double doors opening onto the rear garden. The modern kitchen has a range of eye and base level units with fitted worksurface incorporating a breakfast bar, space for range style cooker with fitted overhead extractor fan and splashback, inset one and half bowl sink and drainer with mixer tap and filtered water tap, space for fridge and freezer and integrated dishwasher. From the kitchen there is a utility room which has further eye and base level units, work surface, space and plumbing for washing machine and tumble drier and there is a separate W.C. There are three bedrooms on the ground floor one of which benefits from fitted wardrobes. The modern family bathroom comprises a jacuzzi style bath with rainfall shower head over, hand wash basin with storage unit beneath and button flush W.C. On the first floor there are a further two bedrooms providing access into the eaves storage, and there is a shower room with a shower cubicle, button flush W.C and hand wash basin with mixer tap.

EXTERNAL

The front of the property has been laid to block paving to provide ample off road parking and access to the garage which has power and light, roller door and rear access to the garden. The rear garden is a generous size and mainly laid to lawn with raised decking offering ample space for seating and the far end it is laid to paving with timber shed benefiting from power and light.

LOCATION

Berriedale Drive is located in Sompting and offers easy access to the A27 serving both Worthing and Brighton. Local shops are within walking distance of the property and a short drive sits the Lancing high street and Lancing train station giving access to London in under an hour.



To book a viewing contact us on: 01903 750355 | lancing@jacobs-steel.co.uk | jacobs-steel.co.uk



Property Details:

Floor area (as quoted by EPC): sqft

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.