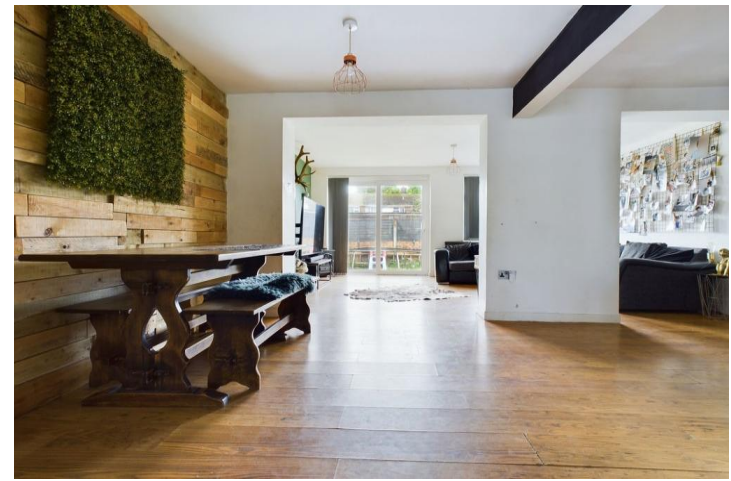




9 Mckerchar Close | Lancing | West Sussex | BN15 9EX

Offers over **£325,000**



A beautifully presented and very deceptively spacious extended family home. Benefitting three good sized bedrooms, southerly aspect rear garden, downstairs wc and extended to the rear to create a wealth of living accommodation, being situated in a convenient location to amenities, perfect for commuters.



## Key features:

- Three Bedrooms
- Extended Family Home
- Downstairs WC
- Southerly Aspect Garden
- Generous Open Plan Living
- Utility/Studio Room
- Sliding Doors Into Garden
- Convenient Location
- Viewing Recommended
- Gas Central Heating

 3 Bedrooms

 1 Bathrooms

 1 Living Room

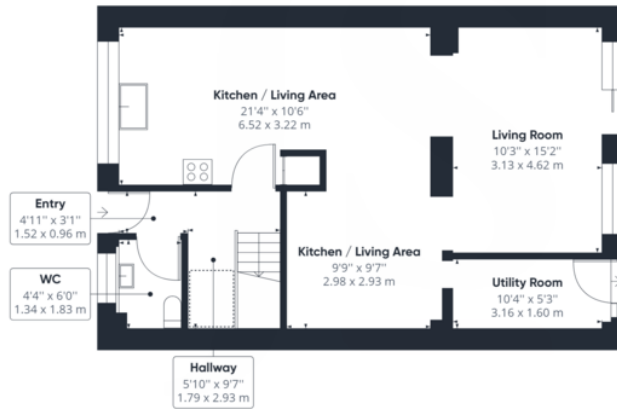
**INTERNAL** The property is approached into an L shaped entrance hallway providing space for coats and shoes, haing doors to principle rooms and stairs leading to the first floor. Upon entry into an open plan spacious kitchen/living area benefitting a dual aspect and the rear opening up onto a southerly aspect, there are various multitudes of how the generously proportioned rooms could be used on the ground floor. The kitchen provides a range of eye and base level units with space for a range style oven, space for fridge freezer. Just in front of a feature wooden slatted wall is the perfect space for a dining table and chairs. The rear of the property is extended and therefore offers a utility room to the rear with space for appliances and a wall mounted boiler. Also on the ground floor is a modern fitted WC. Up to the first floor landing, there is loft access being part boarded with ladder access. Three good sized bedrooms on this floor with space for furniture. A modern fitted shower room bursts with colour and benefits walk in shower with black fittings, wall mounted sink and toilet inset.

**EXTERNAL** The front garden is mainly laid to lawn with pathway leading to the front door. The rear garden is a southerly aspect sun trap rear garden being laid to lawn being fence enclosed with gate leading to the rear access.

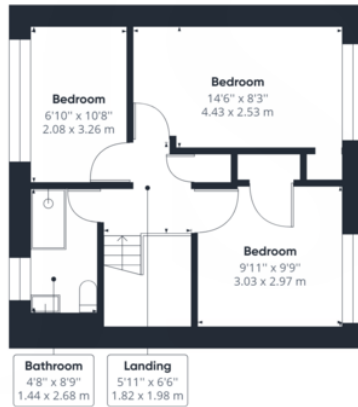
**SITUATED** Within walking distance to a local shop and a short drive to a shopping parade on Crabtree Lane. Lancing High Street can also be found nearby approximately 0.5 miles away and has a range of shops, bakeries, library, post office and other local amenities. The property is well situated for local primary and secondary schools and the property falls within the catchment area of Seaside Primary School and Sir Robert Woodard Academy. Close proximity to the A27 which offers routes to Brighton and London. The nearest railway station is Lancing and is located approximately 0.8 miles away from the property.

**COUNCIL TAX BAND - C**





Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

1048.76 ft<sup>2</sup>  
97.43 m<sup>2</sup>

Reduced headroom

11.93 ft<sup>2</sup>  
1.11 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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## Property Details:

Floor Area: () – Floor area is quoted from the EPC

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.