



Greet Road, Lancing, BN15 9NS  
Offers Over £525,000





An exciting opportunity to acquire a four bedroom extended chalet bungalow being newly refurbished within the last year and benefitting off road parking, garage, generously landscaped rear garden and outbuilding suitable for a home office.



Property details:

## Key Features

- Second Floor
- Retirement Flat
- One Double Bedroom
- Living Room
- Kitchen
- Wet Room
- Over 60's
- Chain Free



**4 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

### INTERNAL

Front door leading into entrance hall with access to ground floor wetroom with WC and doors leading into dining area and kitchen. From the dining room a UPVC door leads into a utility room with plumbing for a washing machine, fitted oak worktop, and additional electrical points and space for additional appliances. The modern fitted shaker kitchen benefits from two built in single ovens, induction hob, built in microwave, built in dishwasher and built in fridge/freezer. A feature oak breakfast bar area spans the kitchen creating warmth and integration with the large dining area. A combi boiler is also located and fitted as part of the kitchen cabinets. Double doors leading from the kitchen onto the decked area then overlooks the easterly facing garden laid to lawn.

Herringbone engineered wooden flooring is laid throughout the hall, dining room, kitchen and front ground floor bedroom. The property benefits from internal engineered oak doors throughout.

Also from the hallway is access to the lounge to front of the property with bay window and built in media wall and a modern feature fireplace. To the right of the media wall is a custom feature bench containing hidden TV/broadband and electrical points and fitted shelves into an alcove above.

Access to two further good sized ground floor bedrooms is also located from the hallway. The front bedroom boasts a half bay window and useful recessed under stairs area whilst the rear bedroom overlooks the garden with a delightful aspect. Adjacent to the rear ground floor bedroom is a large storage/coat cupboard with fitted raised shelving and access to the gas and electricity meters.

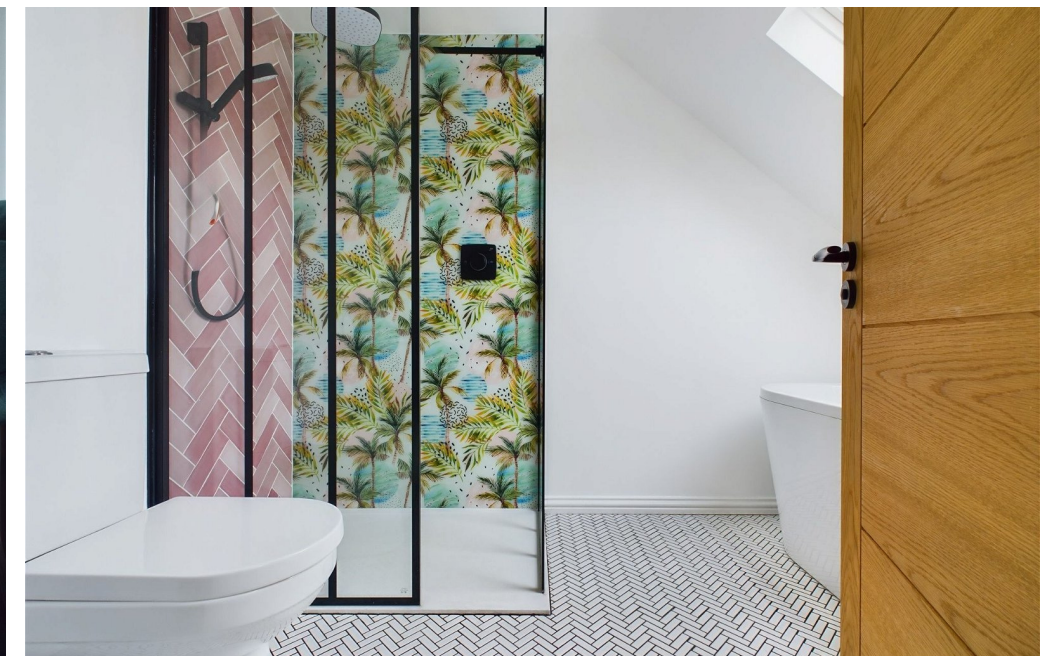
### EXTERNAL

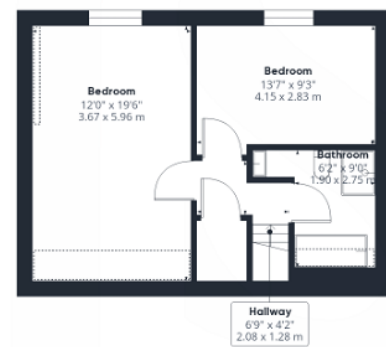
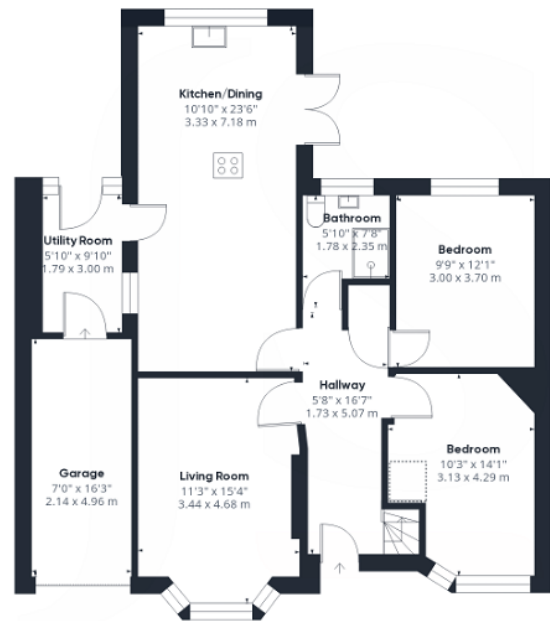
A block paved driveway to the front of the property provides ample off road parking for several vehicles with a mature hedge at the front of the drive for additional privacy. The linked garage is currently providing storage and within the garage is internal access leading to the utility area.

The feature rear garden receives sunlight throughout the best part of the day, and with it's length all the way into the evening at the easterly end during summer months. The generous log cabin and Nordic style patio was installed within the last 3 years, the log cabin benefitting from full electrical installation and lighting. In addition to the cabin is a good sized corner pent shed for all your garden tools and additional storage.

### LOCATION

Greet Road is just under a mile from the Town Centre and Lancing Train Station where you can head to Worthing, Brighton or even London. If you need a bus then the nearest stop is just up the road. The A27 is also very close by, meaning that you have easy access to the whole of the south coast, Gatwick and even Heathrow.





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

1467.76 ft<sup>2</sup>  
136.36 m<sup>2</sup>

**Reduced headroom**

45.74 ft<sup>2</sup>  
4.25 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



## 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.