



Firle Road, North Lancing, **BN15 0NY**
Offers Over £475,000



This delightful detached property, located in the peaceful area of North Lancing, is now available for sale. Offering a picturesque view and a south facing garden, this home presents a wonderful opportunity for those looking to modernise and make it their own.



Key Features

- Detached property in North Lancing
- Four Bedrooms
- South Facing Lounge
- South facing garden
- Bright and airy kitchen
- Close to schools for families
- Ideal for modernisation
- Southerly aspect garden
- Chain Free



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Entry is via a storm porch with door with double glazed door opening into a spacious entrance hall with doors leading to all ground floor rooms and stairs to first floor.

The property features one reception room being southerly aspect with a garden view, ideal for relaxing and entertaining. The kitchen has a range of wall and base units with fitted worksurfaces, space for cooker and under counter fridge and freezer. Boasting natural light and a dual aspect, creating a bright and airy space for culinary enthusiasts.

With four bedrooms all being double rooms, offering ample space for a growing family or guests. The two first floor bedrooms benefit outstanding views over Lancing and towards the sea.

The two bathrooms include a newly fitted shower in the main bathroom and an ensuite shower room to the master bedroom, providing convenience and comfort.

Don't miss out on the chance to transform this property into your dream home. Contact us today to arrange a viewing and envision the potential this property holds.

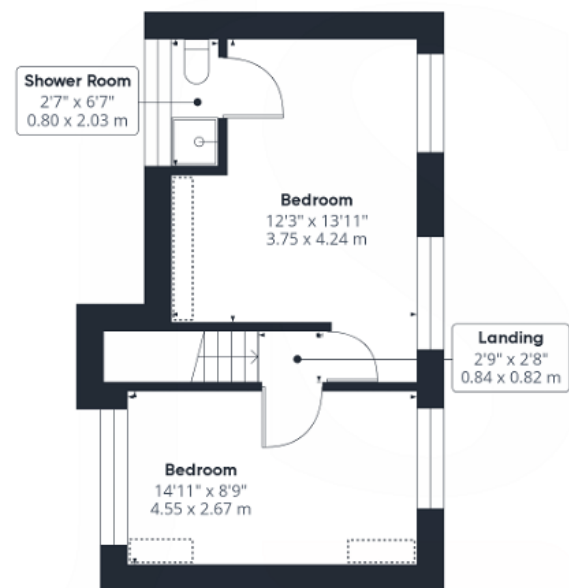
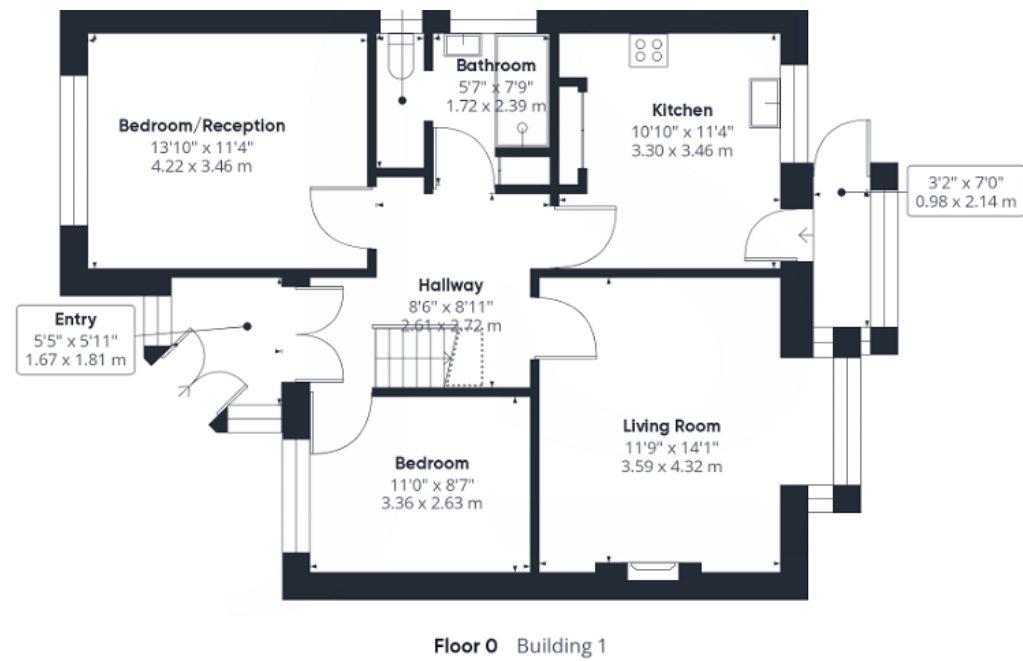
EXTERNAL

The front garden benefits mature shrubs and an area of hardstanding suitable for off road parking, leading down to a garage with up and over door and being double length. The southerly aspect garden being a real feature of this home being mainly laid to lawn with feature patio areas and greenhouse.

SITUATED

Benefitting a fantastic location for dog walkers/ nature enthusiasts backing onto the south downs national park. The property's location near schools makes it an attractive option for families looking to settle in the area. A short drive away is the A27 providing links across the coast. Lancing town centre and train station is approx 1.5 miles from the property.





Approximate total area⁽¹⁾
 1114.71 ft²
 103.56 m²

Reduced headroom
 30.86 ft²
 2.87 m²

(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



Property Details:

Floor area (as quoted by EPC: TBC)

Tenure: Freehold

Council tax band: E

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.