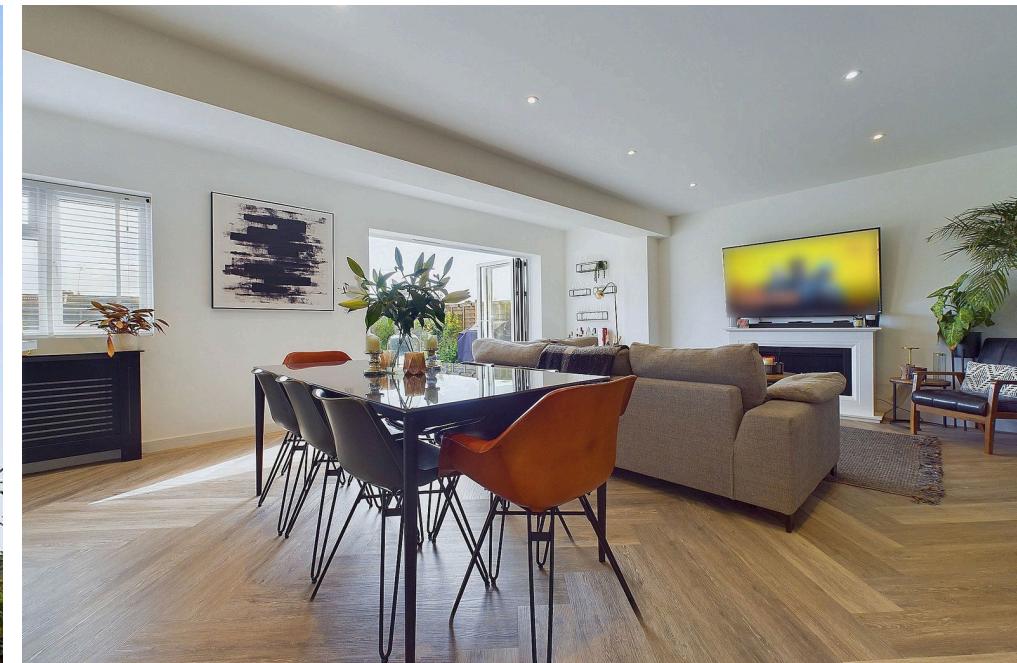




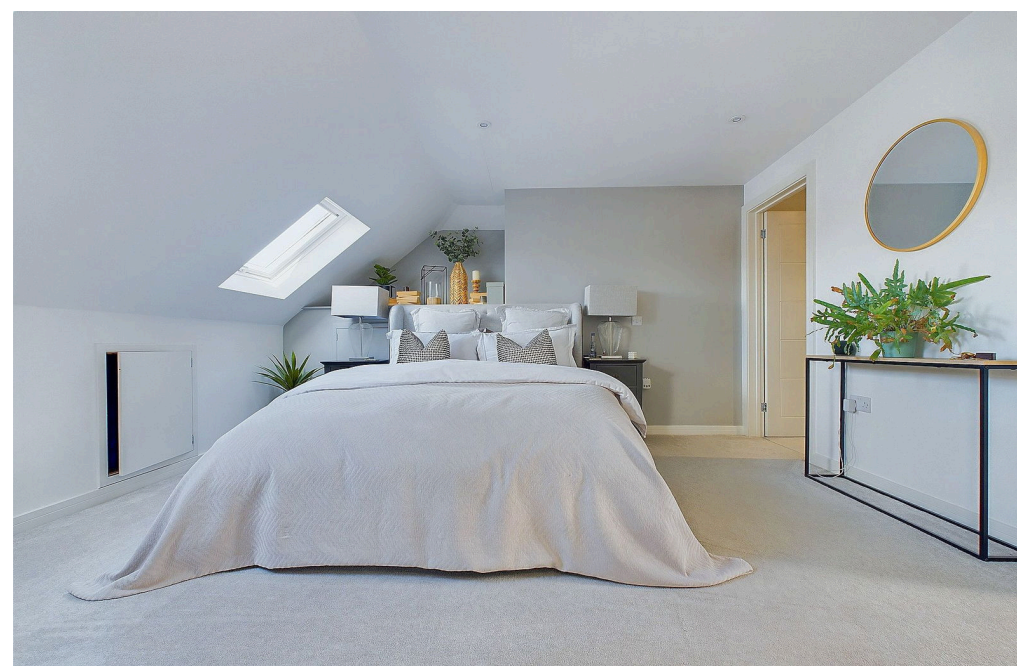
Greet Road, Lancing, West Sussex, BN15 9NS

Offers Over £550,000





A beautifully refurbished and generously proportioned four bedroom chalet bungalow, situated within the popular area of Greet Road, walking distance to the town centre and train station. Particular benefits include garage, off road parking, landscaped gardens and the ability to move in straight away.



## Key Features

- Four Bedrooms
- Semi Detached Extended Bungalow
- Garage
- Off Road Parking
- Open Plan Kitchen/ Breakfast and Living Area
- Modernised Throughout
- Downstairs WC
- Ensuite Shower Room And Walk In Closet



4 Bedrooms



2 Bathrooms



1 Reception Room

### INTERNAL

The property is approached into the modern hallway with doors into all ground floor rooms. Towards the front of the bungalow are two double bedrooms with plenty of space for furnishings. Under the stairs there is a ground floor wc. Double doors open you up from the hallway and give access into the impressive space that incorporates kitchen/ dining area and lounge area. With bi folding doors and windows looking out over the landscaped garden. The kitchen benefits a range of eye and base level units being modern fitted with integral appliances and a separate breakfast bar with space for four stools.

Upstairs to the first floor are two further good sized bedrooms. The principle suite benefits a sizeable room with access to a walk in closet and en suite shower room. This shower room comprises walk in cubicle, sink inset cupboard unit and low level wc. The separate modern family bathroom comprises deep oval shaped bath, separate shower cubicle, sink inset cupboard and wc.

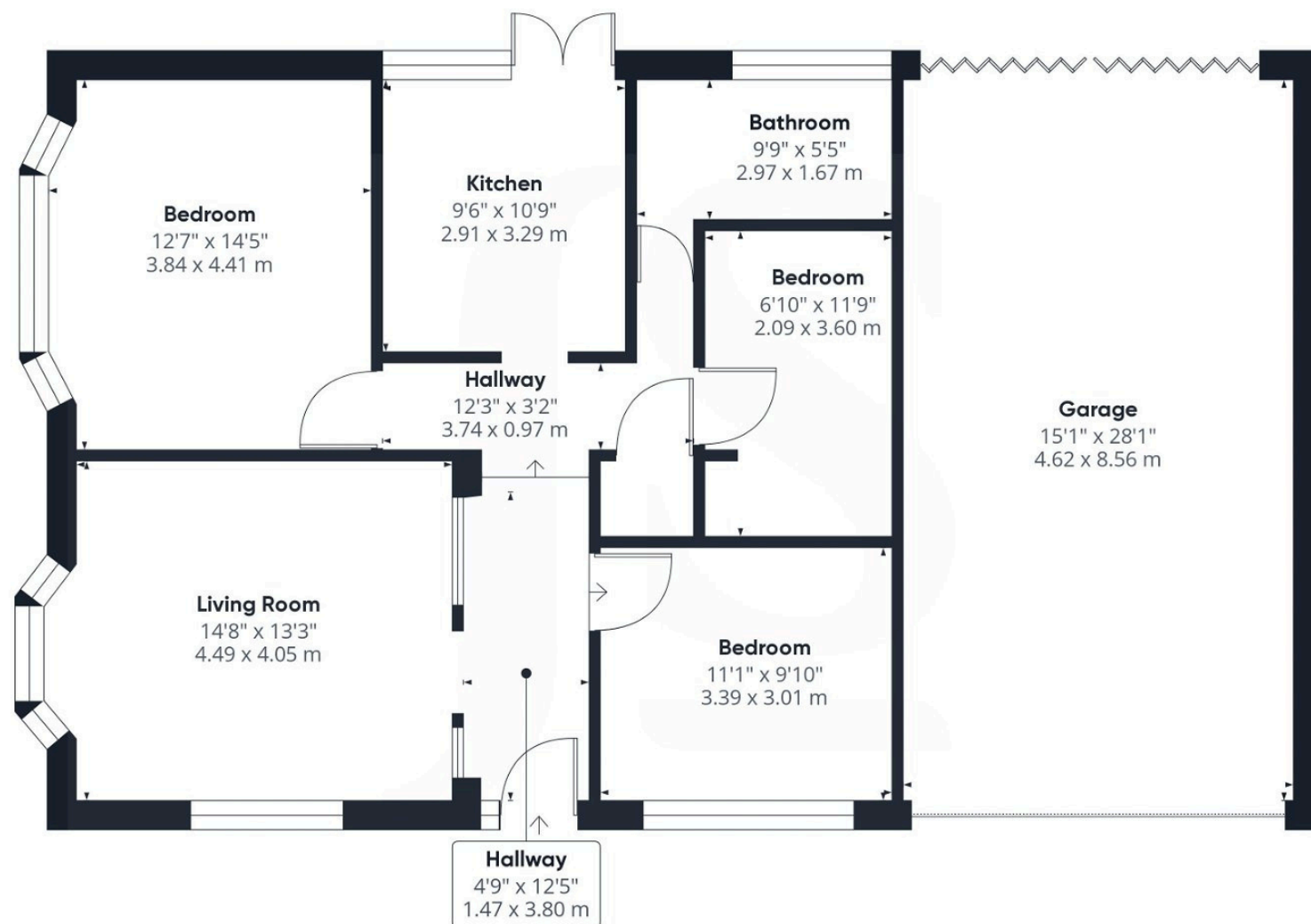
### EXTERNAL

The front of the property is laid to shingle and being beautifully landscaped with lawned area and flower boards. There is also access to the garage with up and over door. The rear garden has been beautifully landscaped also, with decked area with recessed area suitable for hot tub (which could be included subject to negotiation). There is an area laid to lawn and mature flower borders

### SITUATED

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>  
1310.05 ft<sup>2</sup>  
121.71 m<sup>2</sup>

(1) Excluding balconies and terraces

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):

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.