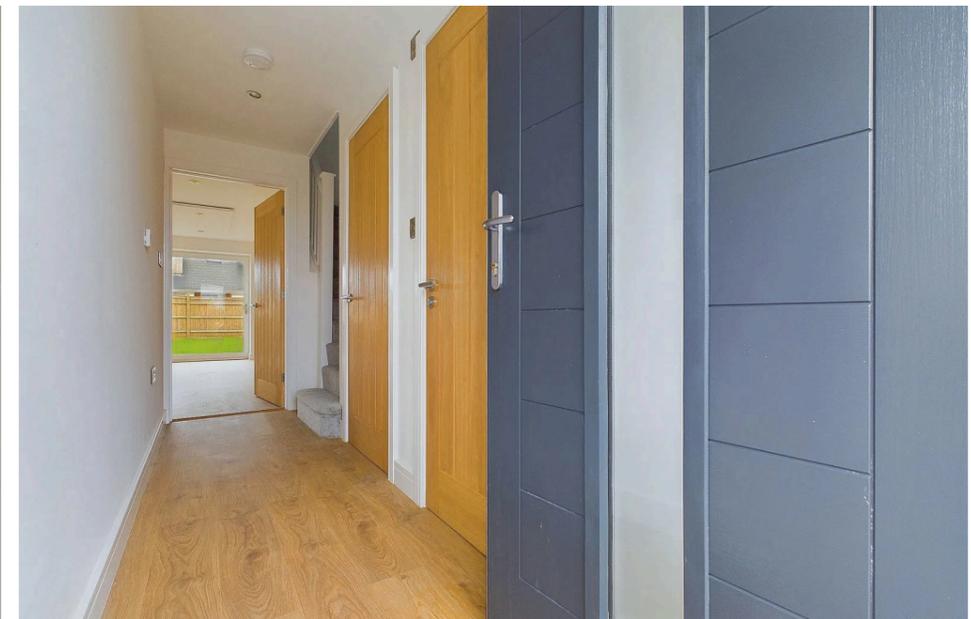
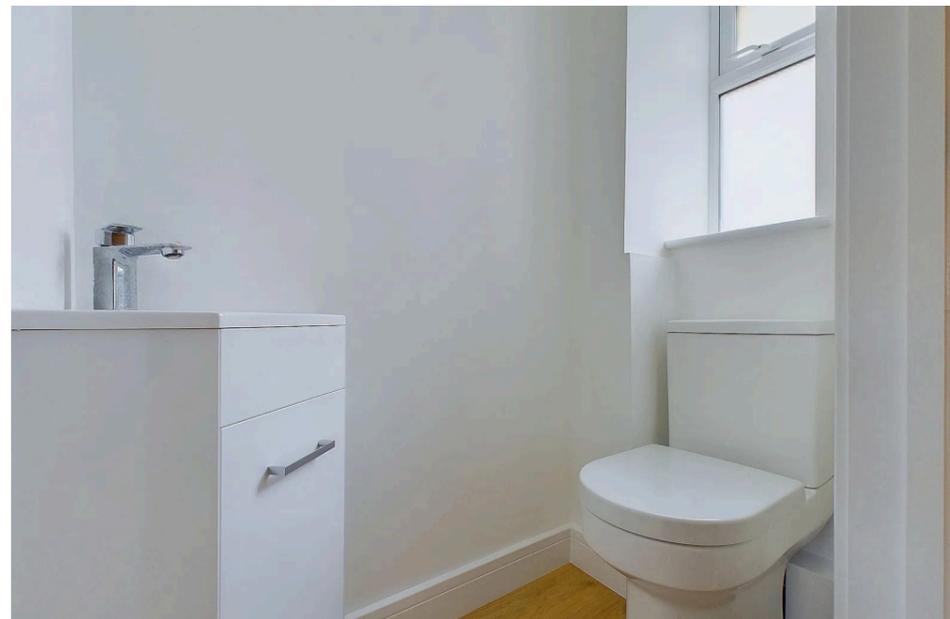




Crabtree Lane | Lancing | BN15 9PN  
Offers in the Region of **£550,000**



This brand new and beautifully presented three bedroom semi detached house is offered to the market chain free and features open plan living space, high quality modern kitchen and bathroom with additional ensuite too, off road parking and being within walking distance of the town and train station.



Property details: Crabtree Lane | Lancing | BN15 9PN

# Key Features

- Brand New Home
- Semi Detached
- Modern Open Plan Living
- Three Bedrooms
- Ensuite To Primary Bedroom
- Modern Fitted Family Bathroom
- Off road Parking & EV Charge Port
- Chain Free
- Close To Town And Station



**3 Bedrooms**



**2 Bathrooms**



**1 Reception Room**

## INTERNAL

Stunning Modern Family Home with Open Plan Living

Welcome to your dream home! As you step through the front door, you're greeted by a spacious entrance hall that sets the tone for this stylish modern residence. With stairs leading to the first floor and a convenient ground floor W.C. featuring a hand basin, this home effortlessly combines functionality with contemporary design.

The heart of this property is undoubtedly the open plan living room, seamlessly integrated with a modern fitted kitchen that will inspire your culinary adventures. The kitchen boasts an impressive range of wall and base units adorned with luxurious quartz worksurfaces, offering both beauty and durability. Enjoy cooking with ease, features include inset sink and drainer equipped with a sleek mixer tap, alongside high-end appliances including a ceramic hob with concealed extractor fan, eye-level oven, integrated fridge freezer, washing machine, and dishwasher—all designed to make everyday living a breeze.

Natural light floods the generous living space through double glazed sliding doors that lead out to the tranquil rear garden - perfect for entertaining friends or enjoying peaceful evenings outdoors.

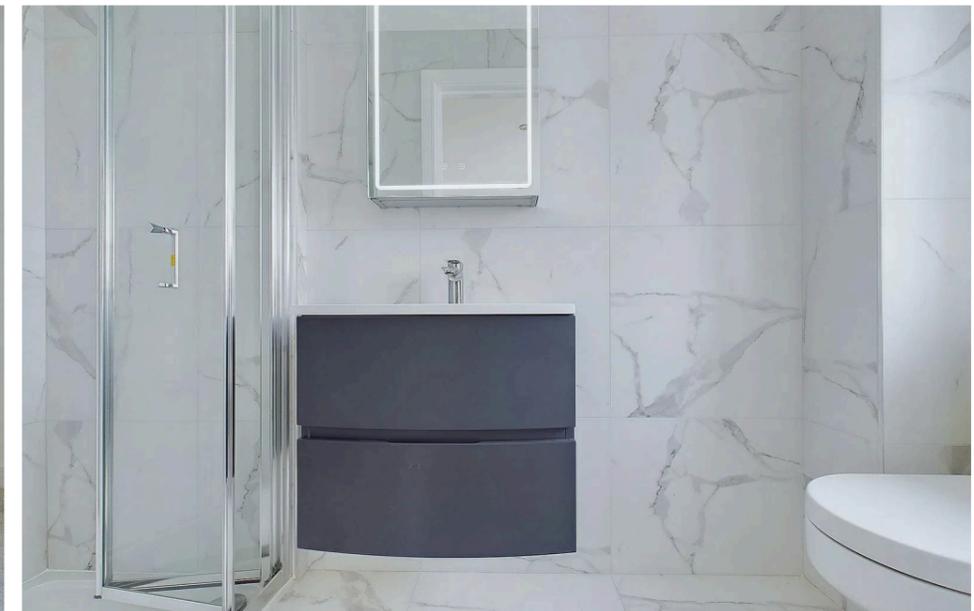
Additionally, you'll find ample storage under the stairs, ensuring everything has its place in this thoughtfully designed home. Venture upstairs to discover three well-proportioned bedrooms that provide comfort and privacy for every member of the family. The primary bedroom is a true retreat, complete with its own en-suite shower room featuring fully tiled walls and floors, a luxurious space where you can unwind after a long day. The family bathroom continues the theme of modern elegance with its panel enclosed bath featuring a mixer tap and shower over, complemented by stylish fixtures including a hand wash basin and button flush W.C., all enhanced by clever storage solutions beneath.

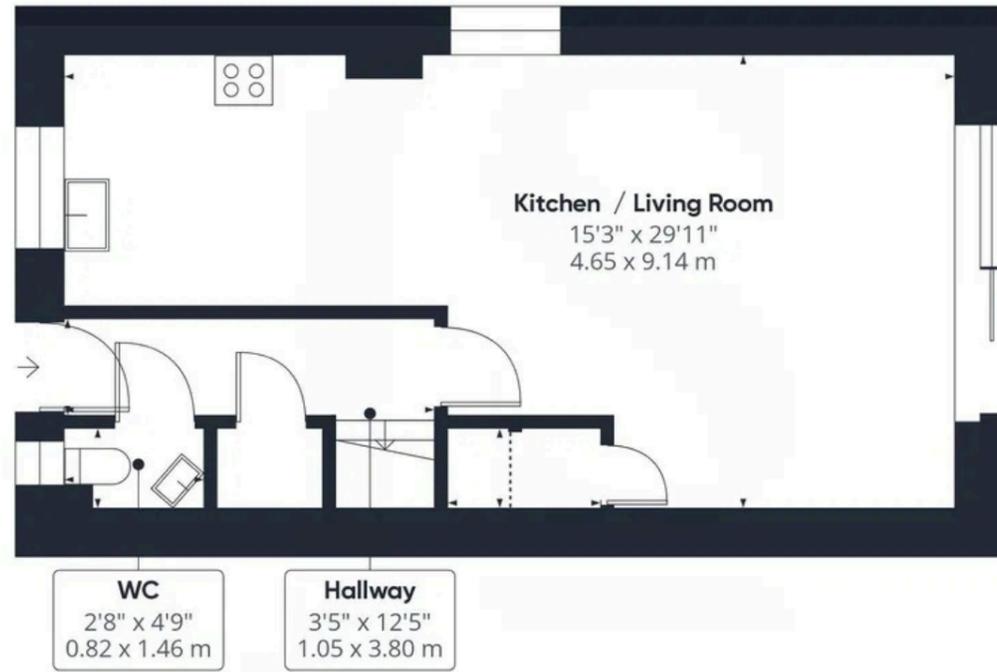
## EXTERNAL

The front is laid to block paving providing off road parking with an EV charging point. To the rear garden is fence enclosed with gated side access and is mainly laid to lawn with patio area.

## SITUATED

Crabtree Lane is just over half a mile from the train station in the heart of Lancing, so getting to Worthing, Brighton or even London is simple. The A27 is even closer still, giving you easy access by car to the whole of the south coast.





Floor 0



Floor 1

## Property Details:

Tenure: Freehold

Council tax band: TBC

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.