



A versatile and spacious detached family home in close proximity of the beach, offering generous accommodation with four double bedrooms, 24ft living room, kitchen dining room, bathroom and shower room. Set back from the road with a plenty of off road parking and private rear garden.









# **Key Features**

- Detached Family Home
- Four Double Bedrooms
- 24ft Living Room
- Kitchen Dining Room
- Ground Floor Bathroom
- First Floor Shower Room
- Off Road Parking & Garage
- Southerly Aspect Balcony
- Close to Beach
- Chain Free

### 4 Bedrooms

## 2 Bathrooms



2 Reception Rooms

#### INTERNAL

Entry from the porch opens into the entrance hall with doors leading to the ground floor accommodation. The generous 24ft living room is a feature of the home with Inglenook fireplace and spiral staircase to the first floor, also provides access via double doors to the kitchen dining room and double glazed sliding doors to the rear garden. The kitchen is fitted with matching wall and base units and fitted worksurfaces, space for range style cooker, American style fridge freezer and dishwasher. The kitchen opens to the dining area that provides ample space for table and chairs. From the dining room is the utility room with space and plumbing for washing machine and tumble drier and doors to the rear garden and garage. There is a double bedroom on the ground floor and a family bathroom with corner bath with shower over, hand wash basin and W.C. On the first floor the are three double bedrooms, with the primary bedroom benefiting from a southerly aspect balcony, from the landing is a shower room and a separate W.C.

#### EXTERNAL

The property is approached by a shared driveway with double gates opening to the front garden that is laid to hardstanding providing ample off road parking and access to the garage with an up and over door and benefits from power and light. The rear garden is mainly laid to lawn with green house and access to a storage to the side of the property.

### SITUATED

Located in Old Salts Farm Road, within walking distance of Lancing Beach and with the popular Perch Café on Beach Green approximately 0.5 miles away. Lancing train station with direct access into London, Brighton, and local amenities on North Road and South Street accessible approximately 0.7 miles away.





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 fl oorplans 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 fi res, electrical goods/ fi ttings or other fi xtures, unless expressly mentioned, are not necessarily included with the property.

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# **Property Details:**

**Tenure:** Freehold **Council tax band:** E

# **Jacobs** Steel