

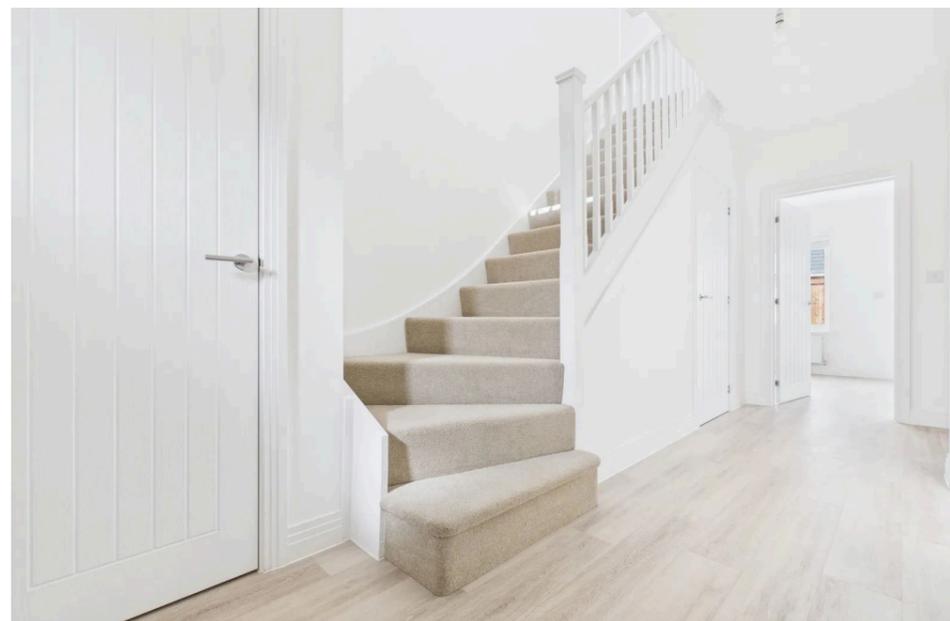


Peregrine Spinney | Lancing | BN15 9GT
Offers in the Region of £595,000





A deceptively spacious, beautifully presented and detached four/five bedroom modern family home. Particular benefits include integral garage and off road parking, good sized rear garden, downstairs wc and principle bedroom suite with walk in wardrobe and ensuite shower room. Being offered to the market chain free.



Key Features

- Four / Five Bedroom
- Detached Family House
- Beautifully Presented And Newly Built
- Good Sized Garden
- Integral Garage & Off Road Parking
- Chain Free
- Walk In Wardrobe And Ensuite
- Downstairs WC
- Utility Room



5 Bedrooms



3 Bathrooms



2 Reception Rooms

INTERNAL

Stunning Modern Family Home with Contemporary Finishes

Welcome to your dream home! This exquisite residence boasts a harmonious blend of modern design and functional elegance, perfect for contemporary living. As you step into the inviting hallway, you'll appreciate the thoughtful storage solutions and a convenient understairs cupboard that set the tone for this meticulously designed space. The dual-aspect lounge bathed in southeast sunlight creates an airy ambiance, ideal for relaxation or entertaining guests. The natural light pours in through large windows, enhancing the warmth and comfort of this inviting area.

A Culinary Delight Awaits You

Prepare to be inspired in the expansive contemporary kitchen that spans the rear of the property. With sleek doors leading directly into your private garden oasis, this space is perfect for both culinary adventures and alfresco dining. The Carron Phoenix Onda 651 sink with its stylish chrome Vado Sky mixer tap complements 20mm thick composite worktops adorned with a chic glass splashback behind the hob. Equipped with top-of-the-line Bosch appliances, including a built-in oven, ceramic hob, chimney hood, fridge freezer, and integrated dishwasher—this kitchen is as functional as it is stylish. Under-unit lighting adds a touch of sophistication while illuminating your culinary creations. Adjacent to the kitchen is a well-appointed utility room featuring matching units and additional sink facilities—perfect for laundry days or extra storage needs.

Restful Retreats Await Upstairs

Ascend to discover a generous principal bedroom suite complete with a dressing room and luxurious ensuite shower room—a true sanctuary where you can unwind after a long day. Two additional bedrooms offer fitted wardrobes and their own ensuite facilities, ensuring comfort and privacy for family members or guests alike. Bedrooms three and four are south-facing, providing ample space for furnishings while basking in natural light. The family bathroom features an elegant bath with shower over and part-tiled walls, a perfect retreat for relaxation. Versatility reigns supreme with bedroom five; whether you envision it as an inspiring home office or cozy guest room, this flexible space adapts to your lifestyle needs. Stay connected effortlessly with power points for TVs and telephone sockets strategically placed throughout.

Energy-Efficient Living

Designed with sustainability in mind, this property features an EV wall pod car charging system alongside low-energy lighting throughout—all contributing to lower energy bills without compromising on comfort!

EXTERNAL

The front has been laid to lawn, with separate hardstanding area, suitable for off road parking for two vehicles. The rear garden being fence enclosed incorporates laid to lawned area and separate patio area suitable for table and chairs.

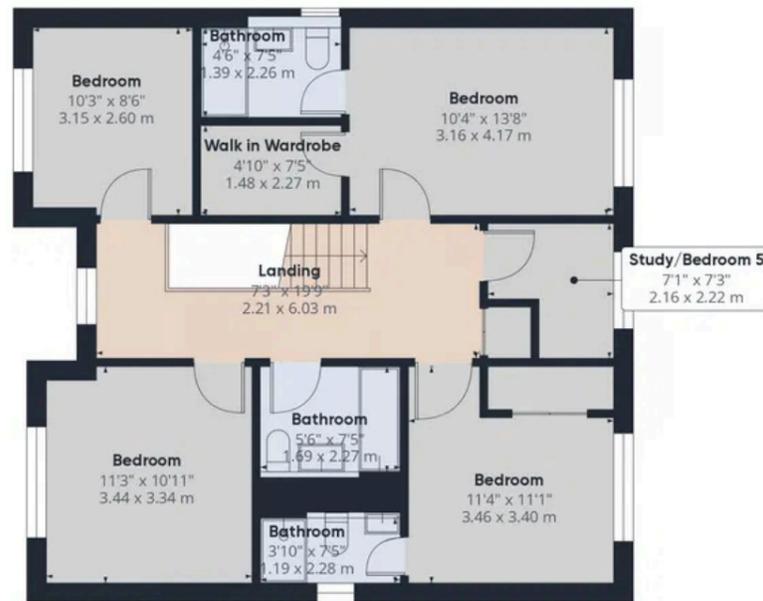
SITUATED

Peregrine Spinney is just over a 1/2 a mile from Lancing Station which means commuting to Worthing, Brighton or even London are within easy reach. The A27 is also less than half a mile away. The property is also within good school catchment and Lancing Village centre is full of shops, cafes, restaurants and pubs.





Ground Floor



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.