



3 Vincent Close | | Lancing | BN15 9LL



ESTATE AGENT



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£519,950

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED SEMI-DETACHED CHALET STYLE HOUSE. THE PROPERTY BENEFITS FROM ENTRANCE HALL, FOUR DOUBLE BEDROOMS, 14' LOUNGE AND 11' DINING AREA, 19' MODERN KITCHEN/BREAKFAST ROOM, FAMILY BATHROOM, GROUND FLOOR SHOWER ROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, OFF ROAD PARKING, 60' WEST FACING REAR GARDEN AND CABIN/OUTSIDE OFFICE. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT. NO UPWARD CHAIN.

- ENTRANCE HALL
- FAMILY BATHROOM
- 60' WEST FACING REAR GARDEN
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR SHOWER ROOM
- NO UPWARD CHAIN
- 14' LOUNGE + 11' DINING AREA
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- 19' MODERN KITCHEN/BREAKFAST ROOM
- OFF ROAD PARKING

Part frosted double glazed front door to:

### ENTRANCE HALL

16'7" in length (5.06 in length)

Single panel radiator, 'KARNDEAN' style flooring door giving access to storage cupboard with hanging and shelving space, exposed skirting, LED downlighting.

Door off entrance hall to:

### KITCHEN/BREAKFAST ROOM

19'6" x 9'5" (5.96 x 2.88)

Being 'L' shaped, comprising worktop with inset sink unit with contemporary style mixer tap, built in four ring electric hob to the side, range of slow closing drawers and cupboards under, built in integrated 'BAUMATIC' dishwasher to the side, matching backsplash, feature glass backsplash over, canopied extractor hood over, complimented by matching wall units over, wall unit to the side housing 'BAXI' gas fired combination boiler, adjacent matching worktop, storage cupboards under, matching backsplash, complimented by matching wall units over, built in 'INDESIT' double electric oven to the side, storage cupboards under and over, space for American style fridge/freezer to the side, storage cupboard over, storage cupboard to the side with shelving, further larder style storage cupboard to the side, storage cupboard to the side ideal for iron and ironing board, matching worktop/two seater breakfast bar, double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having a westerly aspect, part double glazed door giving access to the garden, 'KARNDEAN' style flooring, LED downlighting.

Opening off kitchen/breakfast room to:

### LOUNGE

14'2" x 12'0" (4.33 x 3.67)

Bi-fold double glazed doors to the side having a westerly aspect, 'KARNDEAN' style flooring.

Opening off lounge to:

### DINING AREA

11'5" x 5'10" (3.50 x 1.78)

Double glazed windows to the rear, double panelled radiator, 'KARNDEAN' style flooring, door giving access to under stairs storage cupboard.

Turning staircase with glass panels and wood handrail up from dining area to:

### LANDING

Double glazed windows to the rear with views of The South Downs, LED downlighting.

Door off landing to:

### BEDROOM 1

11'8" x 11'6" (3.58 x 3.52)

Double glazed windows to the rear with views of The South Down, double panelled radiator, built in wardrobe with hanging and shelving space, two drawers under, further built in wardrobe with hanging and shelving space, display shelving to the side, two further built in drawers with display shelf over, part sloping ceiling, LED downlighting.

Door off bedroom 1 to:

### EN-SUITE SHOWER ROOM

Comprising wood worktop with wash hand basin with contemporary style mixer tap, two built in double doored storage cupboards under, tiled splash back, mirrored medicine cabinet over, low level we, heated hand towel rail, part sloping ceiling with 'VELUX' window to the front having a favoured southerly aspect, step in fully tiled shower cubicle, built in shower with rainfall style shower head, glass shower door.

Door off landing to:

### BEDROOM 3

12'9" x 10'8" (3.89 x 3.26)

Double glazed windows to the rear with views of The South Downs, sloping ceiling with 'VELUX' window to the front having a favoured southerly aspect, two built in folding doored wardrobes with hanging and shelving space, display shelving, LED downlighting.

Door off landing to:

### FAMILY BATHROOM

Comprising tiled panel bath with contemporary style mixer tap with separate shower attachment, tiled splash back, low level we, heated hand towel rail, mirrored medicine cabinet, wood work top with sink unit with contemporary style mixer tap, two

double doored storage cupboards under, mirrored medicine cabinet over, vinyl flooring, spotlighting, part sloping ceiling with 'VELUX' window to the front having a favoured southerly aspect.

Door off entrance hall to:

### BEDROOM 2

14'10" x 10'11" (4.54 x 3.35)

Double glazed windows to the front having a favoured southerly aspect, built in part mirrored sliding door wardrobe with hanging and shelving space, double panelled radiator, LED downlighting.

Door off entrance hall to:

### BEDROOM 4

12'4" x 11'0" (3.77 x 3.36)

Double glazed windows to the rear, two built in double doored wardrobes with hanging and shelving space, built in dressing table with eight drawers under, LED downlighting.

Door off entrance hall to:

### SHOWER/ WET ROOM

Being fully tiled, comprising shower area with built in shower with rainfall style shower head with separate shower attachment, contemporary style vanity unit with wash hand basin, contemporary style mixer tap, double doored storage cupboard under, heated hand towel rail, pebble style tiled flooring, LED downlighting.

Part double glazed door off dining area to:

### REAR GARDEN

65'7" x 19'8" (20.00 x 6.00)

Having a westerly aspect, with raised decked area, decking with up lighting, two lawned areas, gate giving access to the front parking, all enclosed by fencing to three sides.

Double glazed door giving access to:

### CABIN/OUTSIDE OFFICE

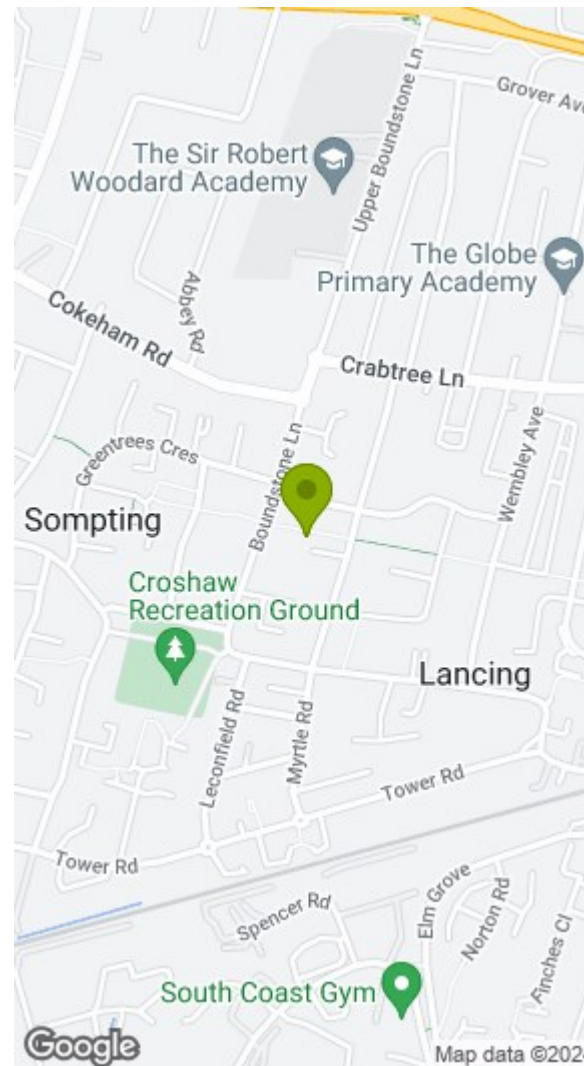
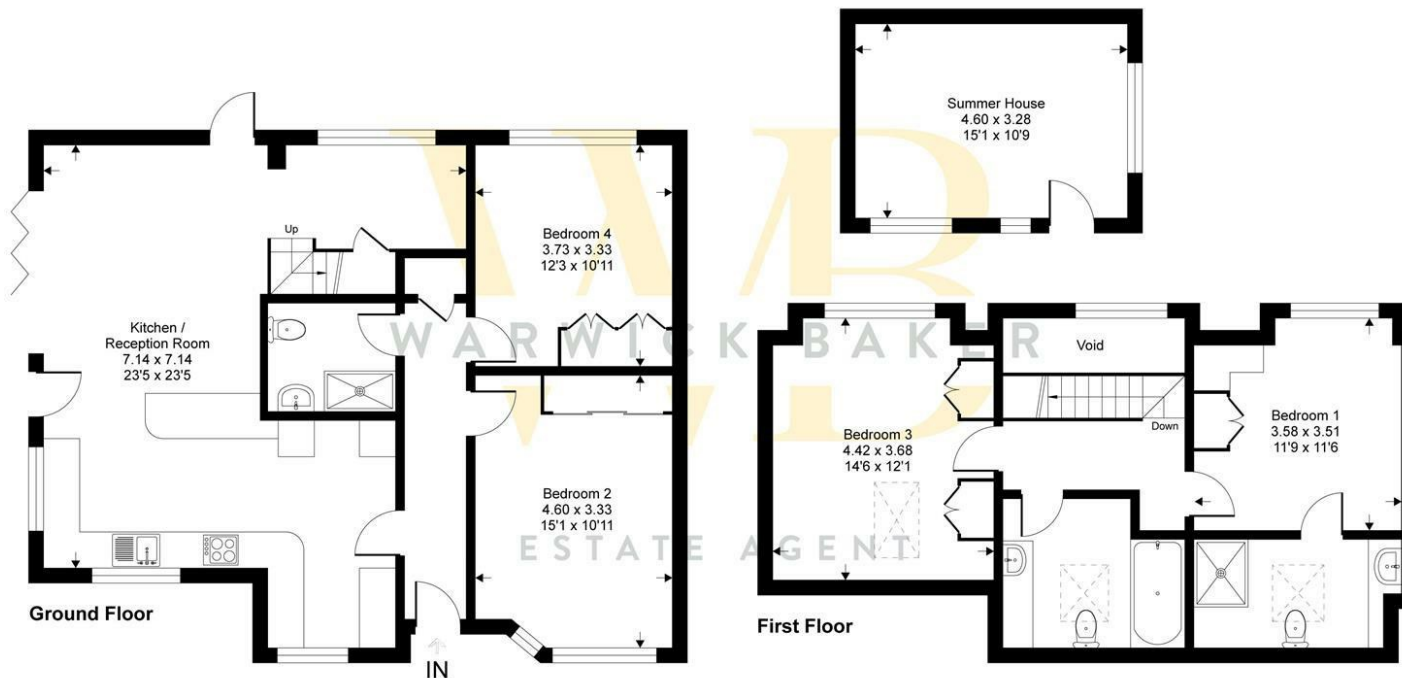
14'11" x 10'9" (4.57m x 3.30m)

Double glazed windows to the front having a favoured southerly aspect, double glazed windows to the side having an easterly aspect, vinyl flooring, LED downlighting.



## Vincent Close, BN15

Approximate Gross Internal Area = 134 sq m / 1439 sq ft  
 Approximate Outbuilding Internal Area = 15 sq m / 162 sq ft  
 Approximate Total Internal Area = 149 sq m / 1601 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	82	England & Wales	EU Directive 2002/91/EC	63