



33 Grinstead Lane | | Lancing | BN15 9DU

**WB**  
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ESTATE AGENT



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Offers In Excess Of £550,000

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Warwick Baker Estate Agents proudly presents this exceptional detached house, ideally located just 100 metres from the A27, granting you swift access along the stunning coast to Brighton and Worthing, with Gatwick Airport and London just a stone's throw away.

This beautifully presented home features four generously sized bedrooms, a bright west-facing reception room, and an inviting 22' through lounge dining room, perfect for entertaining. The charming conservatory room provides a peaceful retreat, while the well-equipped 19' kitchen/breakfast room is a chef's delight. Additional conveniences include a stylish ground floor cloakroom, a fully tiled contemporary en-suite bathroom, and a modern fully tiled family shower room.

The property boasts an expansive 41-foot front driveway that allows off-road parking for five vehicles, an impressive 32-foot integral garage, and a breathtaking 134-foot lawned rear garden, ideal for family gatherings and gardening enthusiasts. With the vendor already suited, this is a unique opportunity not to be missed. We highly recommend scheduling an internal viewing with the vendor's sole agent to truly appreciate all that this remarkable home has to offer.

- FOUR BEDROOMS
- 19' KITCHEN/BREAKFAST ROOM
- 134' REAR LAWNED GARDEN
- 14' WEST FACING RECEPTION ROOM
- TWO FULLY TILED BATHROOMS
- VENDOR SUITED
- 22' LOUNGE THROUGH DINING ROOM
- 41' FRONT DRIVEWAY
- 14' CONSERVATORY ROOM
- 32' INTEGRAL GARAGE

Front door leading to:

### ENTRANCE HALL

15'6" in length (4.73 in length)

Single panel radiator, frosted double glazed windows to the side, laminate wood flooring, door giving access to under stairs storage cupboard housing gas and electric meters and electric trip switches

Door off entrance hall to:

### RECEPTION ROOM

14'8" x 16' (4.47m x 4.88m)

Into bay with double glazed windows with plantation style shuttering to the front having a westerly aspect, double panelled radiator, laminate wood flooring, spot lighting.

Twin folding doors off reception room to:

### LOUNGE THROUGH DINING ROOM

22'3" x 16 (6.78m x 4.88m)

Double glazed windows to the rear having an easterly aspect, feature contemporary style electric fireplace, two double panelled radiators, ' MITSUBISHI ' air conditioning unit, laminate wood flooring, spot lighting.

Twin sliding double glazed patio doors off lounge through dining room to:

### CONSERVATORY ROOM

14'11" x 10'10" (4.55m x 3.30m)

Being fully double glazed to two sides, twin double glazed French door giving access to the rear garden, ' MITSUBISHI ' air conditioning unit, laminate wood flooring, sloping UPVC roof.

Part frosted glazed door off conservatory room to:

### UTILITY ROOM

8'1" x 6'10" (2.46m x 2.08m)

Comprising stainless steel sink unit with storage cupboards under, space and plumbing for washing machine to the side, worktop over, tiled splash back, storage unit to the side with shelving, space for tall fridge/freezer to the side, tiled flooring.

Door off utility room to:

### BEDROOM 2

14'8" x 8'1" (4.47m x 2.46m)

Frosted glazed windows, double panelled radiator, spot lighting.

Door off utility room to:

### INTEGRAL GARAGE

32'0" x 11'0" (9.76 x 3.36)

With electric roll up door, power and lighting, two wood framed double glazed windows to the side having a favoured southerly aspect.

Door off entrance hall to:

### KITCHEN/BREAKFAST ROOM

19'3" x 8'11" (5.87m x 2.72m)

Comprising 1 1/4 bowl stainless steel sink unit with mixer tap inset into wood effect work top, inset ' DIPLOMAT ' four ring gas hob to the side, range of drawers and cupboards under, space and plumbing for dishwasher to the side, tiled splash back, complimented by matching wall units over with integrated extractor hood, space for tall American style fridge/freezer to the side, adjacent matching work top with drawer and cupboard under, tiled splash back, complimented by matching wall unit over, built in ' BEKO ' double electric oven to the side, storage cupboards under and over, further adjacent ' L ' shaped two seater breakfast bar with drawers and cupboards under, tiled splash back, complimented by matching wall units over, double glazed window to the side, double glazed windows and part frosted double glazed door to the rear having an easterly aspect, LVT flooring, wood panelled ceiling, spot lighting.

Door off entrance hall to:

### GROUND FLOOR CLOAKROOM

Comprising low level wc, vanity unit with ceramic sink unit contemporary style mixer tap, double doored storage cupboard below, built in double doored storage cupboard housing ' ALPHA ' gas fired combination boiler, further built in airing cupboard with slatted shelving, frosted double glazed windows, tiled flooring.

Turning staircase up from entrance hall to:

### FIRST FLOOR LANDING

12'3" in length (3.75 in length)

Double glazed windows with plantation style shuttering to the front having a westerly aspect, single panel radiator, door giving access to under stairs storage cupboard.

Door off first floor landing to:

### BEDROOM 1

24'9" x 13'1" (7.54m x 3.99m)

Having a dual aspect, double glazed windows to the rear having an easterly aspect, double glazed widows with plantaitaion style shuttering to the front having a westerly aspect, two single panel radiators, ' MITSUBISHI ' air conditioning unit.

Door off bedroom 1 to:

### EN-SUITE BATHROOM

Being fully tiled, comprising free standing contemporary style oval shaped bath, with contemporary style mixer tap with separate shower attachment, contemporary style vanity unit with inset ceramic sink unit with contemporary style mixer tap, two slow closing drawers below, low level wc to the side, heated hand towel rail, double glazed windows to the rear having an easterly aspect, tiled flooring, door giving access to the first floor landing, LED downlighting, step in large fully tiled shower area with built in shower with rainfall style shower head with separate shower attachment, sliding glass shower door, frosted double glazed window.

Turning staircase up from first floor landing to:

### SECOND FLOOR LANDING

Two doors giving access to eaves storage cupboards, frosted double glazed window.

Door off second floor landing to:

### BEDROOM 4

10'9" x 7'10" (3.28m x 2.39m)

Having a dual aspect, double glazed windows to the front having a westerly aspect, high level frosted double glazed window, double panelled radiator, LED downlighting.

Door off second floor landing to:



## Grinstead Lane, Lancing, BN15

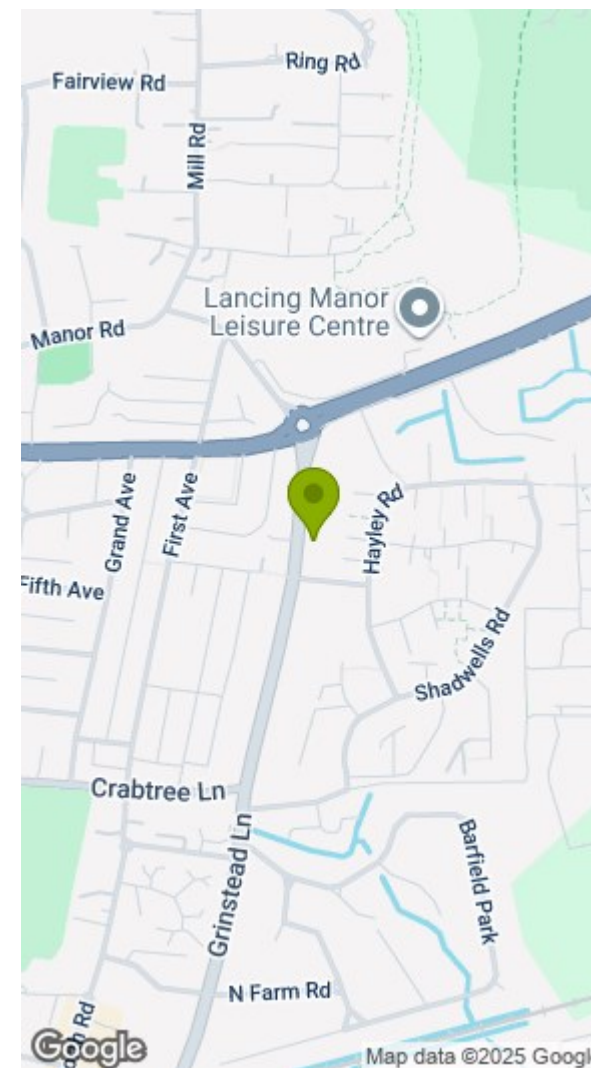
Approximate Area = 2045 sq ft / 189.9 sq m  
Limited Use Area(s) = 94 sq ft / 8.7 sq m  
Garage = 339 sq ft / 31.4 sq m  
Total = 2478 sq ft / 230 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Warwick Baker Estate Agent Ltd. REF: 1370131



### Disclaimer

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\* 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

