



**Grantsmead, Lancing BN15 0PG**

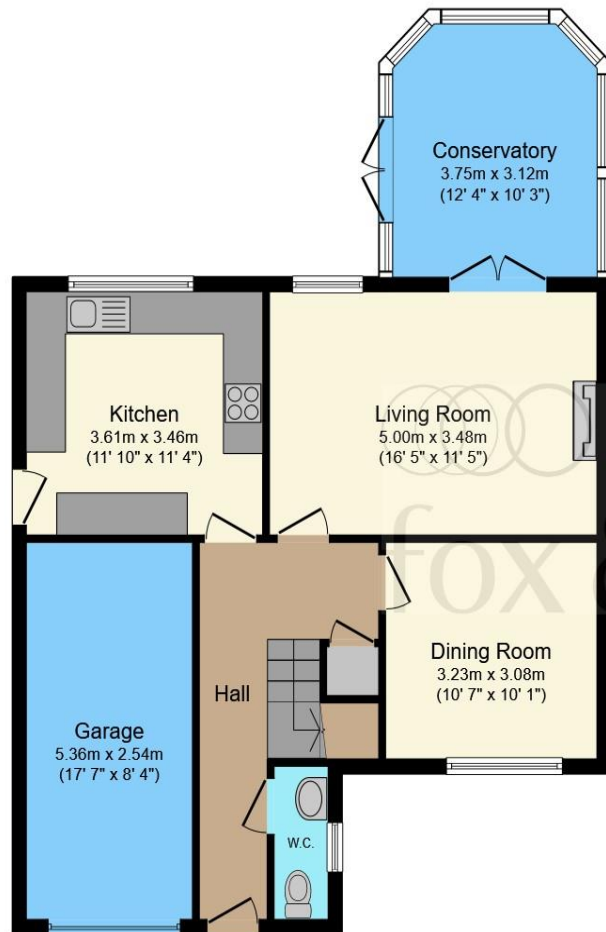


**welcome to**

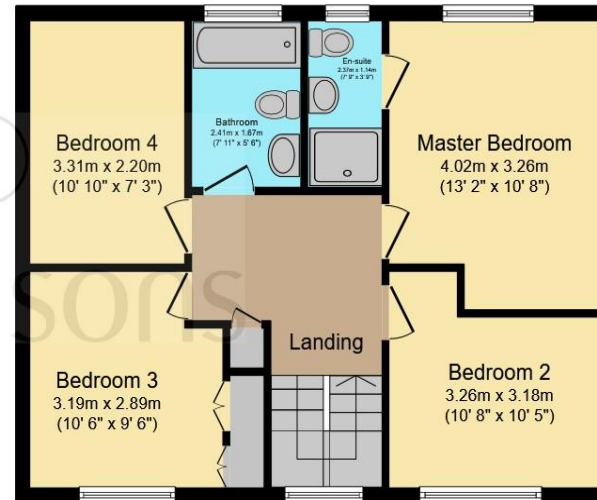
## **Grantsmead, Lancing**

A bright and spacious detached family home located in a quiet Cul-De-Sac in North Lancing. The property has a south facing rear garden, a garage and large driveway. The property is well presented throughout and offers ample living space and plenty of natural light.





**Ground Floor**



**First Floor**

Total floor area 137.5 m<sup>2</sup> (1,481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Hall

## Living Room

16' 5" x 11' 5" ( 5.00m x 3.48m )

## Dining Room

10' 7" x 10' 1" ( 3.23m x 3.07m )

## Kitchen

11' 10" x 11' 4" ( 3.61m x 3.45m )

## Conservatory

12' 4" x 10' 3" ( 3.76m x 3.12m )

## Bedroom 1/Master Bedroom

13' 2" x 10' 8" ( 4.01m x 3.25m )

## Ensuite

7' 9" x 3' 9" ( 2.36m x 1.14m )

## Bedroom 2

10' 8" x 10' 5" ( 3.25m x 3.17m )

## Bedroom 3

10' 6" x 9' 6" ( 3.20m x 2.90m )

## Bedroom 4

10' 10" x 7' 3" ( 3.30m x 2.21m )

## Bathroom

7' 11" x 5' 6" ( 2.41m x 1.68m )

## Garage

17' 7" x 8' 4" ( 5.36m x 2.54m )

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## Grantsmead, Lancing

- Quiet Cul-De-Sac location
- South Facing Rear Garden
- Garage and Driveway
- Within Catchment Area of North Lancing School
- En-Suite to Master Bedroom

Tenure: Freehold EPC Rating: C  
Council Tax Band: E

offers in excess of

**£550,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
LCG101768 - 0006

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