



**Chay House Elm Grove,Lancing BN15 8PD**

**welcome to**

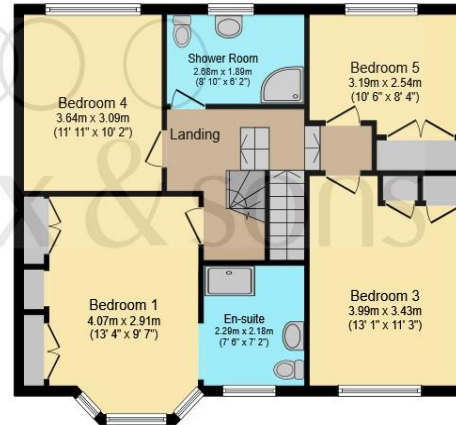
## **Chay House Elm Grove, Lancing**

Stunning five bedroom detached family home close to central Lancing. This property features generous and versatile accommodation with five well-proportioned bedrooms (master with ensuite), two lounges, cinema room, dining room, kitchen, sun room, four bathrooms, lovely rear garden and spacious drive

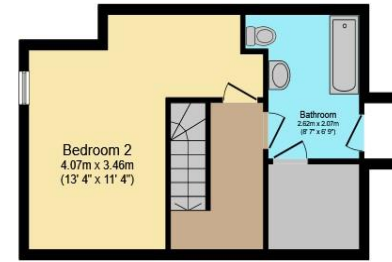




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 259.4 m<sup>2</sup> (2,793 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)

**Porch**

**Hall**

**Reception Room 1**

23' 10" x 10' 6" ( 7.26m x 3.20m )

**Reception Room 2**

12' 10" x 11' 9" ( 3.91m x 3.58m )

**Cinema Room**

15' 9" x 10' 6" ( 4.80m x 3.20m )

**Dining Room**

13' 5" x 11' 11" ( 4.09m x 3.63m )

**Kitchen/Breakfast Room**

Irregular Shaped Room 23' x 23' ( 7.01m x 7.01m)

**Utility Room**

8' 11" x 6' 6" ( 2.72m x 1.98m )

**Larder**

**Sun Room**

14' 9" x 11' 3" ( 4.50m x 3.43m )

**Shower Room**

8' x 4' 8" ( 2.44m x 1.42m )

**Landing**

**Bedroom 1**

13' 4" x 9' 7" ( 4.06m x 2.92m )

**Ensuite**

7' 6" x 7' 2" ( 2.29m x 2.18m )

welcome to

## Chay House Elm Grove, Lancing

- STUNNING FIVE BEDROOM FAMILY HOME
- ABUNDANT AND VERSATILE LIVING AREAS
- SPACIOUS KITCHEN/BREAKFAST ROOM
- FOUR BATH/SHOWER ROOMS
- LARGE GARDEN WITH ENTERTAINMENT AREA

Tenure: Freehold EPC Rating: D

Council Tax Band: F

offers in excess of

**£750,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/LCG106319](https://fox-and-sons.co.uk/Property/LCG106319)



Property Ref:  
LCG106319 - 0004

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**01903 766041**



[Lancing@fox-and-sons.co.uk](mailto:Lancing@fox-and-sons.co.uk)



8/10 North Road, LANCING, West Sussex,  
BN15 9AE



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