



Elm Grove, Lancing, BN15 8PD

Offers Over **£700,000**



Property Type: Detached House

Bedrooms: 5

Bathrooms: 2

Tenure: Freehold

- Substantial Detached Family Home
- Four/Five Bedroom Well Proportioned Bedrooms
- Principal Bedroom With Ensuite
- Multiple Reception Rooms For Versatility
- Extended Living Space For Entertaining
- Well Appointed Kitchen
- Ground Floor Cloakroom
- Private And Generous rear Garden
- Utility Room
- Grand Entrance Hall

An impressive and beautifully proportioned four/five bedroom detached residence, occupying a sought-after position within Elm Grove, Lancing. This substantial family home offers exceptional versatility, with generous accommodation arranged over two floors and thoughtfully designed to suit modern family living. With multiple reception spaces, private parking and an attractive rear garden, the property presents a rare opportunity to secure a sizeable home in one of Lancing's most desirable residential locations.





Summary

An impressive and beautifully proportioned four/five bedroom detached residence, occupying a sought-after position within Elm Grove, Lancing. This substantial family home offers exceptional versatility, with generous accommodation arranged over two floors and thoughtfully designed to suit modern family living. With multiple reception spaces, private parking and an attractive rear garden, the property presents a rare opportunity to secure a sizeable home in one of Lancing's most desirable residential locations.

Internal

The ground floor provides a superb sense of space and flow, beginning with a welcoming entrance hall and ground floor cloakroom. The accommodation is both flexible and well-balanced, featuring a spacious living room alongside an extended reception area ideal for entertaining, family gatherings or use as a secondary living space. A well-appointed kitchen sits at the heart of the home, offering ample storage and preparation space, and connects seamlessly with the main reception rooms, making it ideal for everyday living and hosting alike.

To the first floor, the property continues to impress with four generously sized bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a modern family bathroom. The layout offers excellent flexibility, lending itself to growing families, home working or multi-generational living.

External

Externally, the property enjoys off-street parking to the front, while to the rear lies a private and well-proportioned garden, providing an excellent outdoor space for relaxation, entertaining and family use. The garden offers a good degree of privacy and presents further scope for landscaping or personalisation to suit individual tastes.

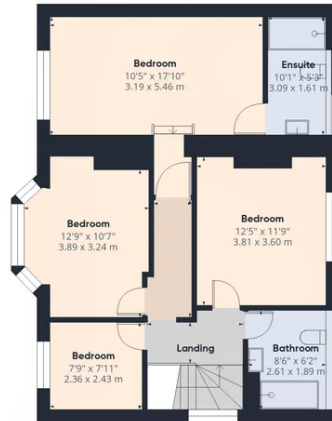
Situated – Elm Grove, Lancing

Elm Grove is widely regarded as one of Lancing's most desirable residential roads, conveniently positioned within easy reach of the village centre, mainline railway station and the seafront. The area is well served by local shops, cafes and amenities, while excellent transport links provide straightforward access to Worthing, Brighton and London. Reputable schools and open green spaces are also close at hand, making this an ideal location for families.





Ground Floor



Floor 1



Approximate total area⁽¹⁾
1901 ft²
176.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.