



PEAR
PROPERTIES

Brook Way, Lancing
Lancing



Brook Way

Lancing, Lancing

Extended three bedroom chalet bungalow with open plan living, modern kitchen, ground floor bedroom, en-suite, large garden, driveway, garage, gas central heating & double glazing.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Extended Semi-Detached Chalet Bungalow
- Three Bedrooms With One Located On The Ground Floor
- Fitted Bathroom & Additional En-Suite Shower Room
- Fitted Kitchen With Appliances
- Large Open Plan Living / Dining Room
- Driveway & Garage
- Large Well Maintained Rear Garden
- Gas Central Heating & Double Glazing
- Please Take A Look At Our Virtual Tour & Walk Through Video



Kitchen

10' 4" x 7' 4" (3.15m x 2.23m)

Fitted kitchen with a range of wall and base units, integrated oven/hob, washing machine, dishwasher and fridge / freezer.

Living / Dining Room

31' 0" x 10' 4" (9.44m x 3.16m)

Spacious open plan living / dining room with double patio doors leading the rear garden.

Bathroom

6' 10" x 7' 5" (2.09m x 2.27m)

Downstairs partially tiled bathroom comprising bath, WC and hand wash basin. Will be decorated prior to tenants moving in, shower will be removed and tiles will be re-set above bath.

Bedroom One

8' 6" x 13' 6" (2.60m x 4.12m)

Double bedroom with window overlooking rear garden including eaves cupboard providing ample storage. Leading to en-suite shower room.

En-Suite

8' 7" x 6' 11" (2.61m x 2.11m)

Partially tiled en-suite comprising, shower cubicle, WC, hand wash basin and heated towel rail.

Bedroom Two

7' 5" x 11' 5" (2.25m x 3.48m)

Well presented bedroom located on the ground floor with access directly to the conservatory.

Conservatory

7' 7" x 11' 5" (2.32m x 3.47m)

Conservatory leading to rear garden.

Bedroom Three

8' 8" x 11' 8" (2.63m x 3.55m)

Third bedroom with built in storage and long eaves cupboards providing ample storage.



GARDEN

Large well maintained rear garden. Access to the garage from the rear garden.

GARAGE

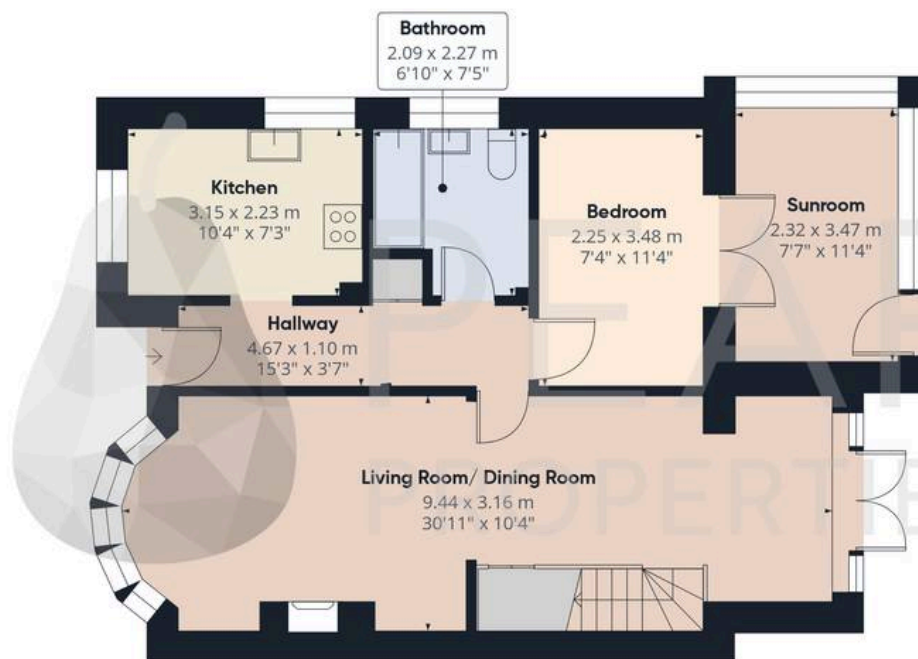
Single Garage

DRIVEWAY

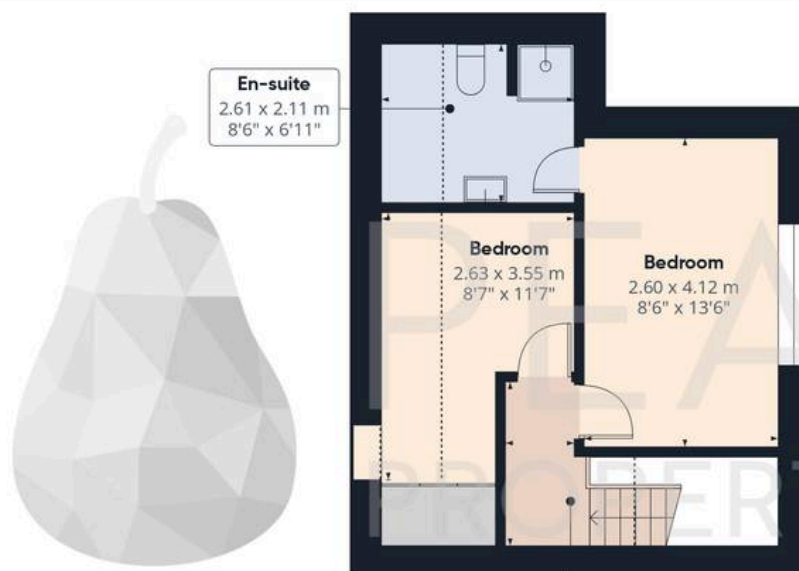
3 Parking Spaces

Driveway for multiple vehicles.





Ground Floor



Landing
0.93 x 2.24 m
3'0" x 7'4"

Floor 1



Approximate total area⁽¹⁾

88.6 m²
954 ft²

Reduced headroom

4.2 m²
45 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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

GIRAFFE360



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