



**Rossiter Road, North Lancing, BN15 0NP**

Offers Over **£465,000**



**Property Type:** Semi Detached House

**Bedrooms:** 3

**Bathrooms:** 1

**Receptions:** 2

**Tenure:** Freehold

**Council Tax Band:** D

- Spacious Three Bedroom Semi Detached Home
- Sought After North Lancing Location
- Bright Living Room With Large Bay Window
- Generous Open Plan Dining Area
- Three Well Proportioned Bedrooms
- Ensuite Shower Room
- Good Sized Rear Garden
- Driveway
- Garage
- Extended Kitchen Area

A beautifully bright and spacious three-bedroom semi-detached home set on a generous plot, complete with driveway parking, a garage, a generous rear garden and superb living space. With character features, two excellent reception areas and an impressive kitchen overlooking the garden, this is an ideal family home in a convenient and well-connected location.





## Summary

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## Internal

The property is entered via a welcoming hallway leading to the main ground floor rooms. The living room is a beautifully presented reception space, flooded with natural light from the westerly large bay window and featuring a focal fireplace. This room offers an inviting, homely feel and is perfect for family relaxation.

To the rear, the open dining area creates a fantastic social space with plenty of room for a family dining table. This opens directly into the kitchen, which has been fitted with an excellent range of units, generous worktop space and wraparound windows that look out over the garden. It's a bright, functional and stylish space ideal for busy family life. This floor is completed with the neutral family bathroom.

Upstairs, the home offers three well-proportioned bedrooms. The main bedroom is a generous double with a wide bay window, providing great light and ample space for wardrobes. The second bedroom is also a double, while the third is a well-sized room. Additionally there is an en-suite shower room on this floor to the principle bedroom which includes a shower cubicle and sink.

## External

The rear garden is a standout feature of this property, particularly spacious and offering enormous potential for landscaping, play areas, entertaining spaces or even an extension (subject to planning). It is mainly laid to lawn with an additional hardstanding area, making it versatile and practical for families.

To the front, the property benefits from driveway parking for multiple vehicles and a garage providing secure storage or workshop space.

## Situated

Situated in the popular residential area of North Lancing, Rossiter Road is ideally positioned close to a range of local amenities, highly regarded schools and convenient transport links. Lancing village centre is within easy reach, offering a variety of shops, cafés and everyday services, while nearby bus routes and Lancing mainline railway station provide direct connections to Brighton, Worthing and London. The property also benefits from easy access to the A27, making it well suited to commuters, and is within close proximity





Whilst we endeavour to make out 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.