



PEAR
PROPERTIES

Boundary Road, Lancing
Lancing



Boundary Road

Lancing

Extended 3-bed chalet bungalow near seafront, with open plan kitchen, conservatory, en-suite master, garage, large garden, shed, and modern decor. Ideal for families in a sought-after location.

Council Tax band: C

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Extended Three Bedroom Chalet Bungalow
- Modern Open Plan Kitchen/Dining Room
- Living Room
- Fantastic Master Bedroom With En-suite
- Modern Fully Tiled Shower Room
- Spacious Conservatory
- Garage
- Popular Location Close To Lancing Widewater Lagoon & Seafront
- Please Take A Look At Our Virtual Tour



Entrance Hallway

9' 9" x 2' 6" (2.96m x 0.75m)

Welcoming entrance hall with storage/meter cupboards.

Bedroom

9' 1" x 7' 11" (2.78m x 2.41m)

A good size single bedroom on the ground floor, window overlooking the front of the property. Door leading in to further bedroom/reception room.

Bedroom/Third Reception Room

13' 10" x 10' 8" (4.22m x 3.26m)

This room is currently set up as a living room but due to extension of the property could be re-instated as a bedroom. Double doors lead in to further reception room, window overlooking the front and feature log burner.

Living Room

15' 5" x 10' 9" (4.71m x 3.28m)

The spacious living room can be accessed from the hallway or through double doors from the front room, feature wall lighting and opening in to kitchen/dining room.

Kitchen/Dining Room

19' 0" x 8' 11" (5.80m x 2.73m)

A fantastic open plan kitchen/dining room with a range of country style kitchen units, granite effect worktops, built in eye level oven, integrated fridge/freezer, four ring gas hob, one and a half bowl sink drainer unit, space for further appliances. Door leading out to rear garden and further double patio doors opening in to conservatory.

Conservatory

13' 11" x 8' 8" (4.23m x 2.64m)

A fantastic size conservatory with pleasant views over the rear garden and double patio doors leading outside.

Bathroom

9' 6" x 5' 0" (2.89m x 1.52m)

Fully tiled modern white shower room comprising walk in shower cubicle, wash hand basin, WC, chrome heated towel rail.



Inner Hall

10' 5" x 7' 10" (3.17m x 2.39m)

Inner hall offers storage space with stairs leading to first floor.

Master Bedroom

19' 1" x 15' 3" (5.82m x 4.66m)

A fantastic spacious master bedroom suite with double doors opening to Juliet balcony, eaves storage, door to en-suite.

En-suite

7' 6" x 6' 8" (2.28m x 2.04m)

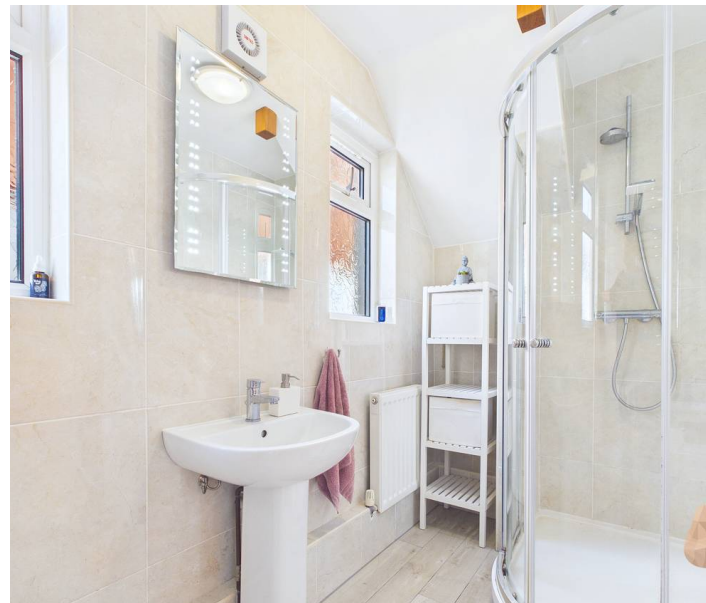
Fully tiled modern white suite comprising bath with showerhead attachment, WC, sink, radiator and eave cupboard storage.

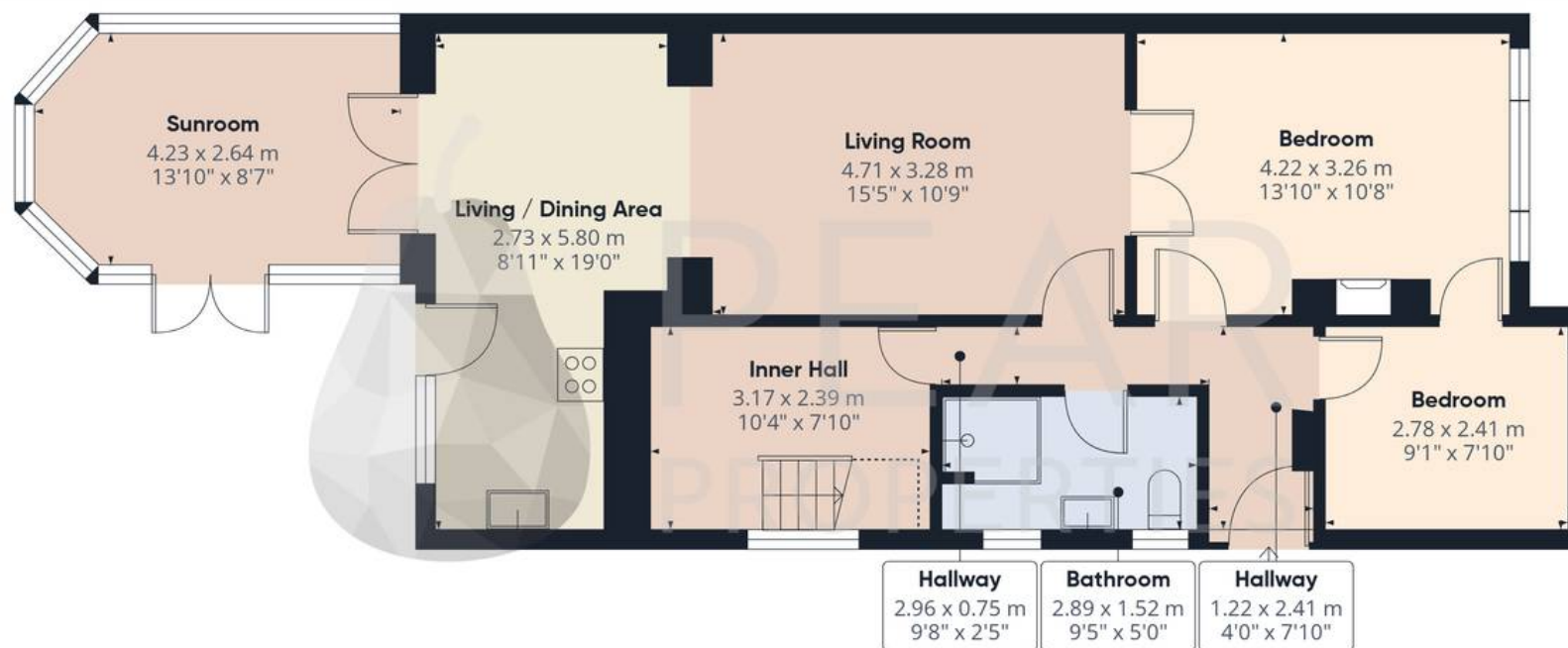
Garden

Good size rear garden being mainly laid to lawn, side access gate providing vehicular access to garage which is situated in the garden, large shed to the rear.

GARAGE

Single Garage





Ground Floor



Floor 1



Approximate total area⁽¹⁾

107.5 m²

1158 ft²

Reduced headroom

3 m²

32 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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