



PEAR
PROPERTIES



Grinstead Lane, Lancing

Offers Over £560,000



119 Grinstead Lane

Lancing

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Immaculately Presented Semi Detached House
- Five Double Bedrooms
- Large Living Room Leading To Garden, Feature Wood Panelling and Fitted Furniture
- Modern Fitted Kitchen With Separate Large Utility Room
- Formal Dining Room With Feature Fireplace
- Study/Play Room
- Fully Tiled Family Bathroom and Ground Floor Cloakroom
- Landscaped Rear Garden
- Driveway For Multiple Vehicles
- 24ft Long Garage With Front Roller Door



Entrance Hall

5' 10" x 12' 8" (1.77m x 3.87m)

A welcoming entrance hall with stairs leading to first floor.

Office/Bedroom Six

9' 4" x 8' 3" (2.85m x 2.51m)

A good size room which would suit being used as an office, further bedroom or playroom.

Living Room

16' 4" x 14' 8" (4.97m x 4.46m)

A fantastic size living room with feature log burner, shelving and cupboards built in to alcoves, double glazed patio doors leading to garden.

WC

7' 7" x 2' 11" (2.30m x 0.89m)

Useful ground floor cloakroom comprising WC, wash hand basin.

Kitchen

18' 1" x 8' 8" (5.52m x 2.63m)

Modern fitted kitchen comprising a range of white high gloss handleless units and drawers with wood effect worktops and integrated appliances.

Dining Room

18' 4" x 11' 8" (5.59m x 3.56m)

A great size dining room leading directly from the kitchen, featuring fireplace and alcove in built shelving and cupboards.

Utility Room

12' 9" x 8' 8" (3.88m x 2.63m)

Well equipped utility room with space for washing machine and tumble dryer, a range of units and worktops, butler sink, boiler.

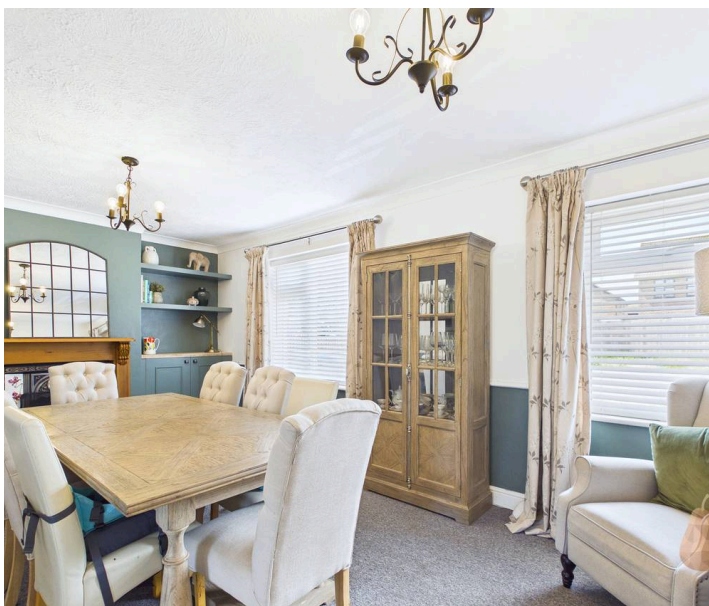
Bedroom One

12' 4" x 11' 11" (3.76m x 3.64m)

A fantastic size master bedroom with built in wardrobes, feature panelled wall.

Bedroom Two

15' 4" x 10' 0" (4.68m x 3.06m)



GARDEN

Large patio area directly out from property, remainder being mainly laid to lawn with planted borders, vegetable patch and two large sheds.

DRIVEWAY

3 Parking Spaces

Driveway providing off road parking for multiple vehicles.

GARAGE

Single Garage

24ft length garage with electric roller door.



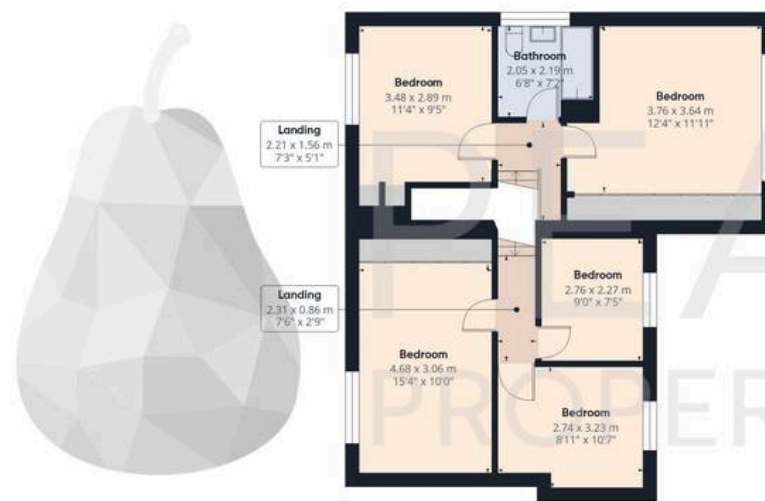


Ground Floor

Approximate total area⁽¹⁾

165.9 m²

1786 ft²



Floor 1



(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



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