
PEAR
PROPERTIES
Crabtree Lane, Lancing
Offers Over £425,000



Crabtree Lane

Lancing

Spacious four bed semi-detached chalet bungalow near village centre. Open plan living, modern kitchen, two bathrooms, garage, utility, flexible rooms, excellent condition, close to amenities.
Council Tax band: D

Tenure: Freehold

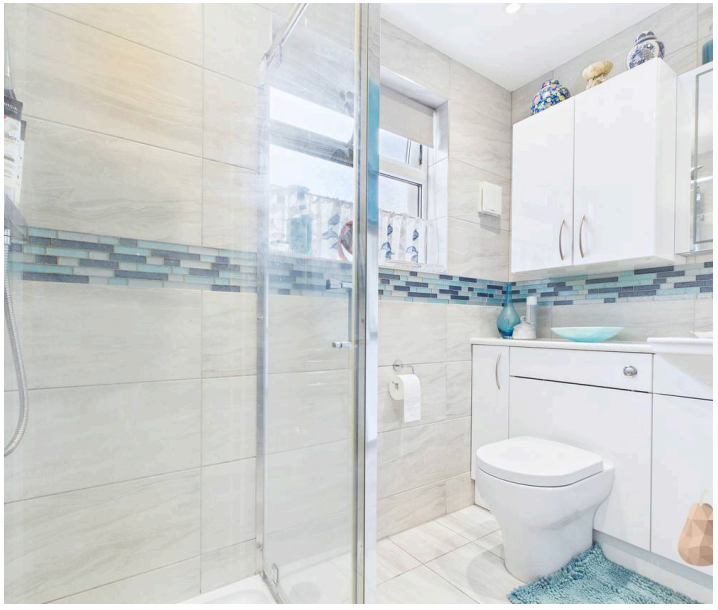
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Versatile Semi Detached Chalet Bungalow
- Large Open Plan Family Room/Kitchen To Rear
- Two First Floor Bedrooms With 'Jack & Gill' Bathroom
- Garage With Utility Room
- Great Location Close To Village Centre
- Well Maintained Rear Garden
- Please Take A Look At Our Virtual Tour







Open Plan Kitchen / Dining / Living Room
19' 11" x 20' 7" (6.07m x 6.27m)
Spacious dual aspect open plan kitchen / dining / living room. Kitchen completed with a range of wall and base units, integrated appliances and breakfast bar. The living features a log burner and patio doors leading to the conservatory

Bathroom
4' 11" x 7' 6" (1.51m x 2.29m)
Fully tiled ground floor bathroom comprising shower cubicle, WC, hand wash basin and heated towel rail

Utility Room
Utility room located next to the garage, featuring a range of wall and base units and space for additional appliances.

Entrance Hallway
Spacious entrance hallway, with door leading to rear garden

Sunroom
13' 2" x 4' 10" (4.02m x 1.47m)
Bright sunroom, with sliding patio doors leading the the rear garden

Bedroom
10' 7" x 15' 3" (3.22m x 4.64m)
Spacious ground floor double bedroom featuring a range of built in wardrobes and units.

Bedroom
8' 11" x 11' 5" (2.72m x 3.48m)
Ground floor bedroom, currently being utilised as an office space

Bedroom
13' 7" x 9' 4" (4.15m x 2.84m)
Spacious double bedroom with two Velux windows, access to 'Jack & Jill' bathroom

Bedroom
15' 11" x 8' 7" (4.85m x 2.62m)
Double bedroom located on the first floor with access to 'Jack & Jill' bathroom

GARDEN

Well maintained rear garden, with patio area for table an chairs and artificial grass.

DRIVEWAY

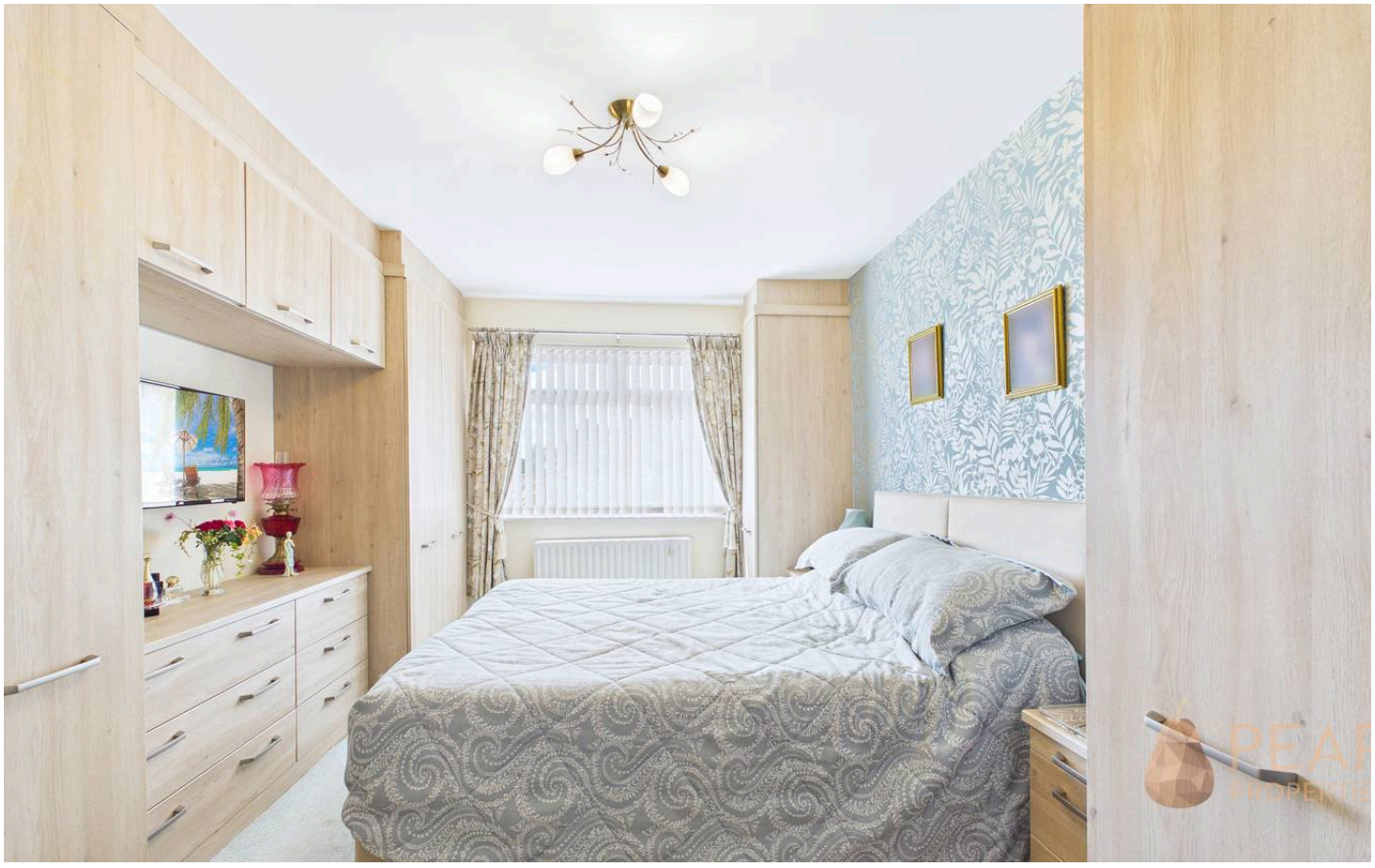
2 Parking Spaces

Driveway for multiple vehicles

GARAGE

Single Garage

Garage for storage.









Ground Floor



Floor 1



PEAR PROPERTIES

Approximate total area(1)

131.2 m²

1414 ft²

Reduced headroom

2.4 m²

26 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



Pear Properties

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