Hyman Hill
Estate & Letting Agent

# 17 Carisbrooke Close, North Lancing, West Sussex, BN15 0HF

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## £375,000 - Freehold

A wonderful opportunity to acquire this beautifully presented three-bedroom semi-detached family home, tucked away in a favoured cul-de-sac within the highly desirable North Lancing area, at the foot of the South Downs National Park. Offering bright, spacious and well-proportioned accommodation throughout, the property boasts an impressive 19'6" bay-fronted lounge, which leads through to a superb 17' full-width kitchen/dining room enjoying views over the rear garden. A convenient ground-floor cloakroom completes the accommodation on this level. To the first floor are three good-sized bedrooms, together with a stylish contemporary family bathroom.

Outside, the property benefits from a lovely rear garden, thoughtfully arranged with areas of patio and lawn, providing an ideal space for both relaxing and entertaining. A long private driveway runs alongside the property and leads to a useful garage with power and light.

Positioned at the foot of the stunning South Downs National Park, the property enjoys the best of both coast and countryside. North Lancing and the surrounding hillside are particularly sought-after, renowned for their beautiful downland setting and the magnificent coastal and countryside views enjoyed from numerous local vantage points. The location is also particularly convenient for commuters. Lancing's mainline railway station provides regular direct services towards Gatwick Airport and London, while numerous bus services and easy access to the A27 provide excellent connections to Worthing, Brighton and the surrounding areas. Lancing Village centre offers a comprehensive range of everyday amenities, including Asda and Co-op supermarkets, a library and a variety of independent and local shops. There are also numerous doctors' and dental surgeries within the surrounding area.

For those who enjoy an active lifestyle, the area offers an excellent choice of sporting, leisure and fitness facilities, together with the South Downs virtually on the doorstep. Lancing's coastline is another major attraction, with Beach Green providing a popular destination for a variety of water sports and wonderful panoramic coastal views. The popular Perch restaurant is also situated on Beach Green, making it an ideal spot to enjoy the seafront surroundings. Families are particularly well catered for, with schools serving all age groups and the property falling within the catchment area for the popular North Lancing School. The world-renowned Lancing College lies to the east, while Brooklands Park can be found towards the Worthing border. Combining a peaceful cul-de-sac setting with excellent schools, transport connections, local amenities and easy access to both the South Downs and the coast, this delightful family home occupies a superb position and an early viewing is highly recommended.

- Semi detached three bedroom family home
- Positioned within a sought after cul-de-sac
- Highly popular North Lancing location
- Very well presented throughout
- 19'6 bay fronted lounge
- 17' kitchen/diner
- Ground floor WC
- Private driveway to garage

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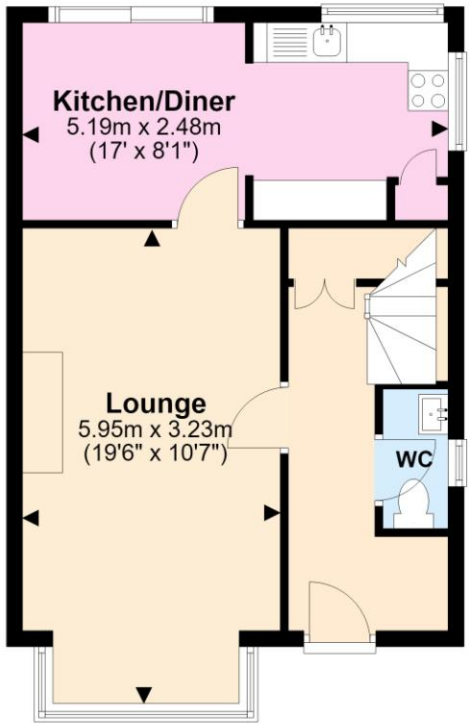
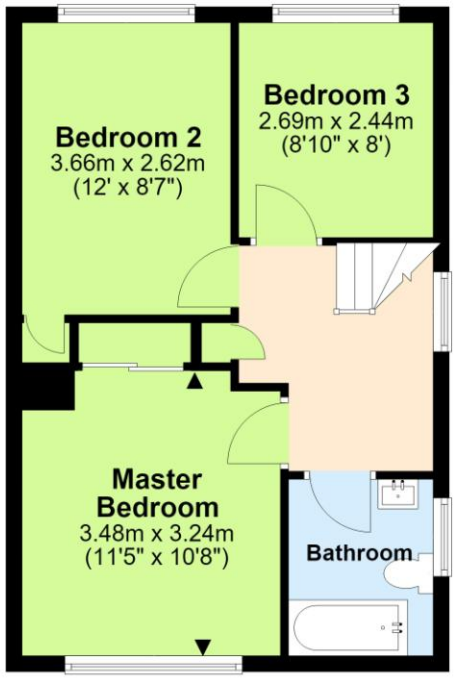
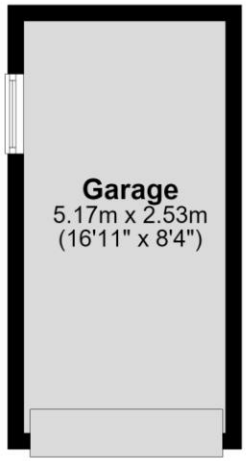
## Ground Floor




## First Floor

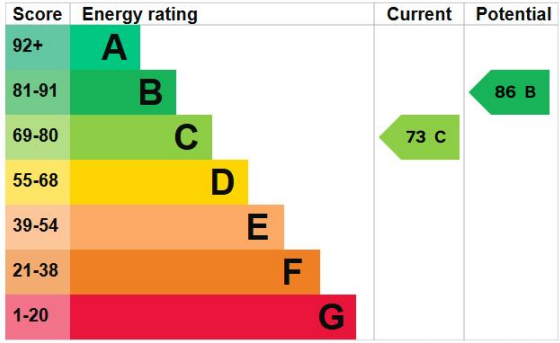



## Second Floor




Total area: approx. 95.6 sq. metres (1029.5 sq. feet)

TOTAL AREA DOES NOT INCLUDE OUTBUILDINGS. This floor plan is for illustrative purposes and is not drawn to scale. Any measurements, floor areas, openings and orientations are approximate and should not be relied upon and do not form part of any agreement. No liabilitity is taken for error or misstatement. Any party must rely upon their own inspection. Plan produced using PlanUp.




### Useful Information

**Council Tax:** Band D – £2,535.33 per annum (2026/2027)

**Tenure:** Freehold

**Local Authority:** Adur District Council

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To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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