



PEAR
PROPERTIES



Grinstead Lane, Lancing

Offers Over £548,000



Grinstead Lane

Lancing

Immaculate five bedroom semi-detached family home with spacious living, modern kitchen, dining room, study, large garage, landscaped garden, driveway parking, and versatile family-friendly spaces.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- 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)

A further great size double bedroom with a good range of built in wardrobes.

Bedroom Three

11' 5" x 9' 6" (3.48m x 2.89m)

A further double bedroom with open wardrobe built in to alcove.

Bedroom Four

10' 7" x 9' 0" (3.23m x 2.74m)

Further double bedroom.

Bedroom Five

9' 1" x 7' 5" (2.76m x 2.27m)

Further double bedroom

Bathroom

6' 9" x 7' 2" (2.05m x 2.19m)

Modern tiled bathroom comprising bath with shower over, vanity sink unit, WC and radiator.

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.



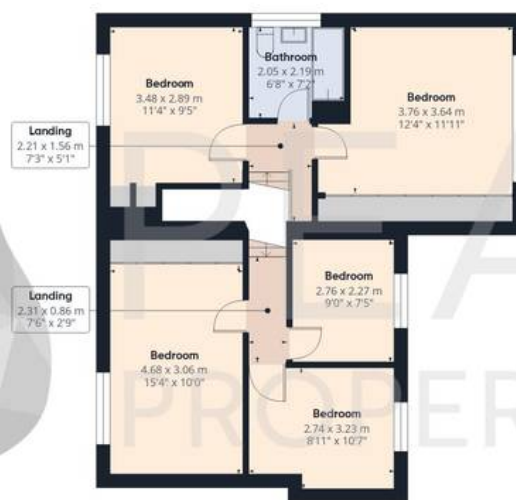


Ground Floor

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





Pear Properties

20 Crabtree Lane, Lancing - BN15 9QP

01903 947337 · hello@pearproperties.uk · pearproperties.uk