



6 Penstone Close, Lancing, BN15 9AR
Guide Price £400,000



A modern and extended three bedroom, two bathroom end of terrace family home located within close proximity Lancing Town Centre. Briefly the accommodation comprises: entrance hall, living room, inner hall, office, shower room/utility room, extended kitchen/diner, landing, three bedrooms and bathroom/wc. Externally there is a rear garden, garage and driveway with parking for multiple vehicles. The property is within close proximity to Lancing Town Centre and is easily accessible from Penstone Close being within a short walk of the local amenities, shops and various transport links including popular bus routes and Lancing mainline railway.

- Central Lancing
- End of Terrace
- Three Bedrooms
- Extended Kitchen/Dining Room
- Bathroom/wc
- Utility Room/Shower Room
- Home Office
- Garage
- Driveway





Entrance Hall

Double glazed UPVC door. Tiled floor. Radiator. Electrical consumer unit. Door to:

Living Room

Three radiators. Double glazed window to front with plantation shutters. Opening to:

Inner Hall

Doors to kitchen/ shower room/utility and office.

Office

Levelled and covered ceiling with LED spotlighting.

Utility/Shower Room

Roll edge works surface having insect single drainer stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for tumble dryer. Cupboard housing wall mounted Worcester gas combi boiler supplying gas central heating and hot water. Close coupled WC. Step in shower cubical with glazed surround, separate handheld attachment and overhead rainfall shower. Levelled and covered ceiling with inset spotlights. Double glazed window to side with plantation shutters.

Kitchen/Dining Room

Oak Square edge work surface having undercounter butler

style sink with mixer tap. Five ring 'Smeg' gas cooker with 5 ring hob. Space for tall fridge freezer. Space and plumbing for slimline dishwasher. Matching range of cupboards, drawers, and eyelevel wall units.

Two radiators. Levelled and covered ceiling with inset ceiling spotlighting. Double glazed window with plantation shutters. Double glazed French double doors leading to Rear garden.

Stairs from Living Room to:

Landing

Double glazed window to side. Radiator. Built-in shelf linen cupboard. Access to loft space via hatch.

Bedroom One

Double glazed window to front with plantation shutters. Radiator. Built-in triple wardrobe with shelving and hanging rails. Inset ceiling spotlighting.

Bedroom Two

Double glazed window overlooking rear garden. Radiator. Inset ceiling spotlighting.

Bedroom Three

Double glazed window to front with plantation shutters. Radiator.

Bathroom/WC

White suite comprising panelled bath with mixer tap and handheld shower attachment. Electric shower unit with glazed retractable screen. Pedestal wash hand basin with mixer tap. Close coupled WC. Ladder style towel radiator. Double glazed window with plantation shutters. Inset ceiling spotlighting.

Outside

Rear Garden

Major majority being laid to lawn. Area of paving/patio area with space for table and chairs. 6 foot fence surround. Access to side via gate.

Driveway

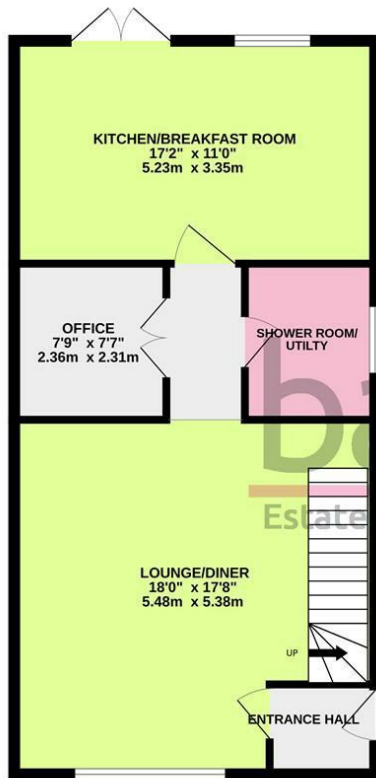
Block paved and area of hardstanding. Parking for up to 5 vehicles.

Garage

Power and light. Up and over door. Personal door to garden.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1141sq.ft. (106.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

and company bacon

Estate and letting agents

| Energy Efficiency Rating | | Current | Potential |
|--|----------------------------|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 72 |
| (55-68) D | | 55 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | EU Directive 2002/91/EC | | |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT

01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England, BN14 4JY