



PEAR
PROPERTIES

Freshfields Close, Lancing

Lancing

Offers Over £525,000



Freshfields Close

Lancing

Immaculate 4/5 bed semi-detached house with open-plan living, modern kitchen, versatile rooms, large west-facing garden, garage, and parking. Close to schools, shops, and station.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Perfect Family Home – Recently Extended & refurbished
- Ground Floor Shower Room & First Floor Bathroom
- Large Open Plan Kitchen/Dining/Family Room
- Large Rear Garden With Desirable West Aspect
- Driveway For Multiple Cars Leading To Detached Garage
- Flexible Living Possibilities With Up To 5 Bedrooms
- Please Take A Look At Our Virtual Tour & Walk Through Video
- Karndean Herringbone Flooring On Ground Floor
- Fantastic Location In A Quiet Close – Schools, Shops & Train Station Nearby
- High-End Kitchen With Quartz Worktops & Integrated Appliances



Kitchen/Living/Dining Room

22' 5" x 15' 6" (6.83m x 4.73m)

A delightful living space with plenty of room for the whole family, complimented by Karndean flooring in the Herringbone style throughout, windows and door leading to the garden. The Kitchen is a particular feature of the property with a central island and quartz worktops. There are a range of units and larder cupboard providing plenty of storage, integrated appliances, a double oven and gas hob.

Living Room/Bedroom

12' 5" x 11' 1" (3.78m x 3.38m)

To the front of the property with a bay window, could be used as a ground floor bedroom or a separate lounge.

Shower Room

7' 5" x 5' 4" (2.27m x 1.62m)

Located on the ground floor with a step in shower, WC hand basin with storage below and access to an understairs cupboard.

Office/Bedroom

9' 10" x 7' 4" (2.99m x 2.23m)

To the front of the property, ideal as a home office or guest bedroom.

Bedroom 1

10' 11" x 11' 4" (3.33m x 3.45m)

First floor bedroom with a window overlooking the garden and a wall of fitted wardrobes.



Bedroom 2

11' 0" x 11' 4" (3.35m x 3.45m)

First floor bedroom with a window overlooking the garden and a wall of fitted wardrobes.

Bedroom 3

11' 5" x 9' 1" (3.47m x 2.76m)

First floor bedroom with a dormer window and access to eaves storage.

Bathroom

7' 5" x 5' 3" (2.26m x 1.60m)

A shower over the bath, wash basin with storage beneath and a WC.

Garden

Larger than most gardens and with a popular westerly aspect, mainly laid to lawn, with a patio and side access gate.

OFF STREET

4 Parking Spaces

Parking on the front for multiple vehicles with a side driveway leading to the garage.

GARAGE

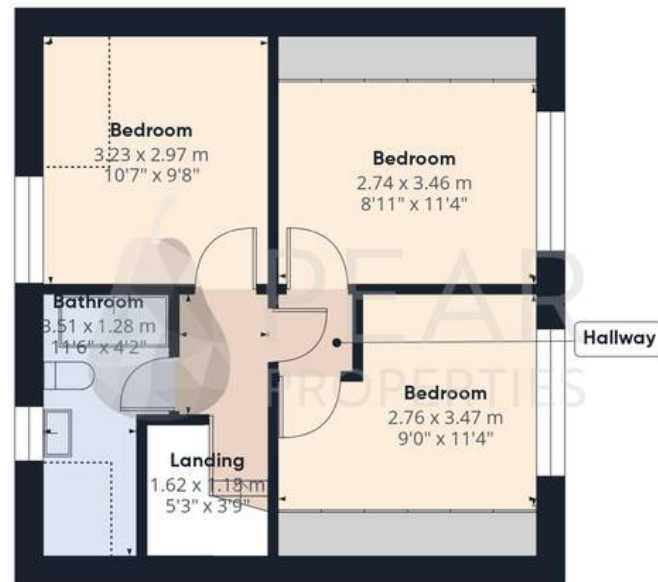
Single Garage

Detached garage with double doors.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

120.3 m²

1295 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.

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