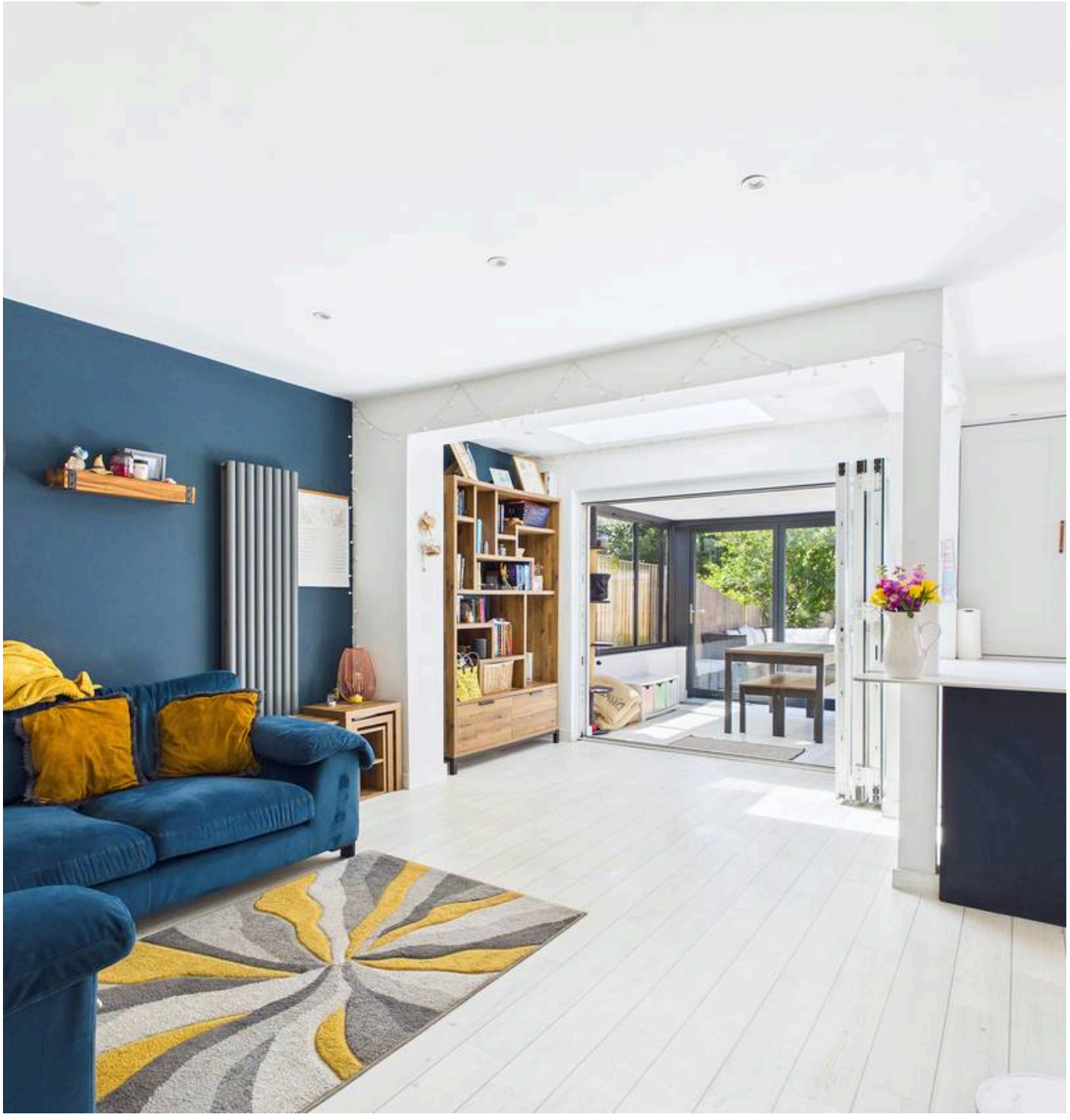


Boundary Road, Lancing

Lancing

Offers Over £450,000



Boundary Road

Lancing

Beautiful four bed semi-detached chalet with open plan kitchen, two bathrooms, large garden, patio, garage, driveway, near Lancing Widewater Lagoon and seafront. Guide Price £450,000–£475,000. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Guide Price £450,000 - £475,000
- Four Bedroom Semi Detached Chalet
- Open Plan Kitchen/Living/Family Room
- Bi-Fold Doors To Rear Garden
- Modern kitchen with Integrated Appliances
- Two Bathrooms
- Spacious Garden With Large Patio Seating Area
- Off Road Parking for Multiple Vehicles
- Garage
- Popular Location Close To Lancing Widewater Lagoon & Seafront







Entrance Hall
8' 6" x 4' 0" (2.58m x 1.22m)
Welcoming entrance hall with light wood effect laminate flooring.

Kitchen / Living Area
19' 3" x 18' 4" (5.87m x 5.58m)
A lovely open plan kitchen, living, family room, which has been extended to create a great family area. The kitchen area comprises a range of modern wall and base units and drawers with integrated appliances, marble effect worktops.

Dining
11' 1" x 9' 3" (3.38m x 2.82m)
Bi-fold doors open from kitchen/living room and seamlessly flow in to the dining area which has panoramic views of the garden and further bi-folds which open on to patio creating an outside/inside feel.

Bathroom
9' 3" x 5' 1" (2.81m x 1.56m)
A modern and stylish fully tiled bathroom on the ground floor comprising l-shaped bath with waterfall and handheld shower over, vanity sink unit with storage drawers beneath, illuminated mirror over, WC, and gold towel rail.

Bedroom Two
10' 8" x 10' 0" (3.26m x 3.04m)
A good size double bedroom situated on the ground floor.

Bedroom Four
9' 3" x 7' 10" (2.82m x 2.38m)
Good size bedroom on the ground floor, currently used as an office.

Bedroom One
15' 1" x 13' 7" (4.60m x 4.13m)
A fantastic size master bedroom with in built wardrobes situated on the first floor.

Bedroom Three
12' 6" x 7' 7" (3.81m x 2.30m)
Good size single bedroom on first floor leading to

GARDEN

Large patio seating area situated directly out from property with the remainder being laid to lawn.

OFF STREET

2 Parking Spaces

Driveway providing off road parking for multiple vehicles.

GARAGE

Single Garage

Garage located in the rear garden, perfect for storage or used as a garden room.





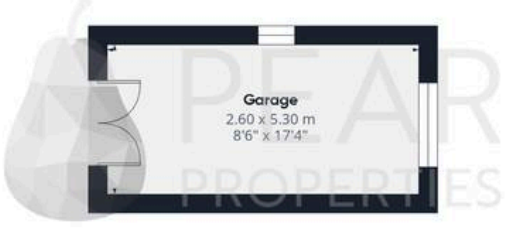




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

PEAR PROPERTIES

Approximate total area(1)

114.8 m²

1235 ft²

Reduced headroom

1 m²

11 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



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