



PEAR
PROPERTIES



Crabtree Lane, Lancing

Offers Over £450,000



Crabtree Lane

Lancing

PEARED PRIOR TO MARKETING. Spacious four bedroom semi-detached chalet bungalow near village centre. Open plan living, modern kitchen, two bathrooms, garage, utility, and flexible rooms. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- PEARED PRIOR TO MARKETING
- Versatile Semi Detached Chalet Bungalow
- Large Open Plan Family Room/Kitchen To Rear
- Two First Floor Bedrooms With 'Jack & Gill' Bathroom
- Garage With Utility Room
- Great Location Close To Village Centre
- Well Maintained Rear Garden
- Please Take A Look At Our Virtual Tour



Open Plan Kitchen / Dining / Living Room

19' 11" x 20' 7" (6.07m x 6.27m)

Spacious dual aspect open plan kitchen / dining / living room. Kitchen completed with a range of wall and base units, integrated appliances and breakfast bar. The living features a log burner and patio doors leading to the conservatory

Bathroom

4' 11" x 7' 6" (1.51m x 2.29m)

Fully tiled ground floor bathroom comprising shower cubicle, WC, hand wash basin and heated towel rail

Utility Room

Utility room located next to the garage, featuring a range of wall and base units and space for additional appliances.

Entrance Hallway

Spacious entrance hallway, with door leading to rear garden

Sunroom

13' 2" x 4' 10" (4.02m x 1.47m)

Bright sunroom, with sliding patio doors leading to the rear garden

Bedroom

10' 7" x 15' 3" (3.22m x 4.64m)

Spacious ground floor double bedroom featuring a range of built in wardrobes and units.

Bedroom

8' 11" x 11' 5" (2.72m x 3.48m)

Ground floor bedroom, currently being utilised as an office space

Bedroom

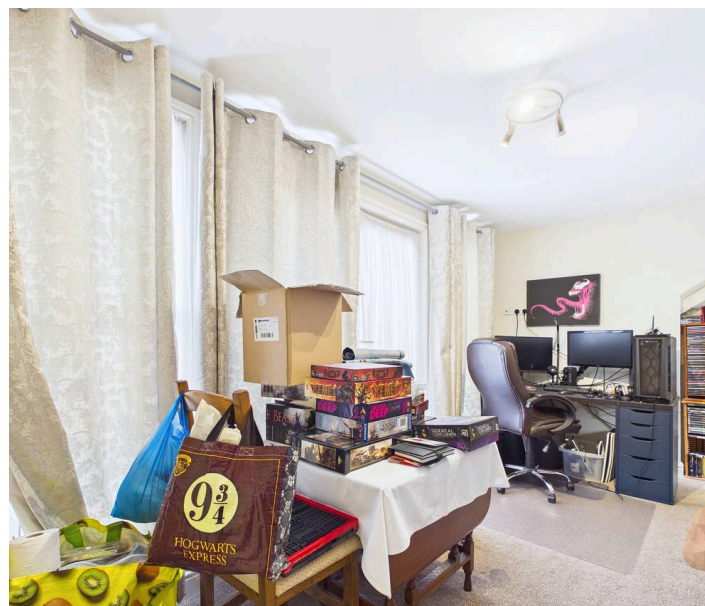
13' 7" x 9' 4" (4.15m x 2.84m)

Spacious double bedroom with two Velux windows, access to 'Jack & Jill' bathroom

Bedroom

15' 11" x 8' 7" (4.85m x 2.62m)

Double bedroom located on the first floor with access to 'Jack & Jill' bathroom



GARDEN

Well maintained rear garden, with patio area for table and chairs and artificial grass.

DRIVEWAY

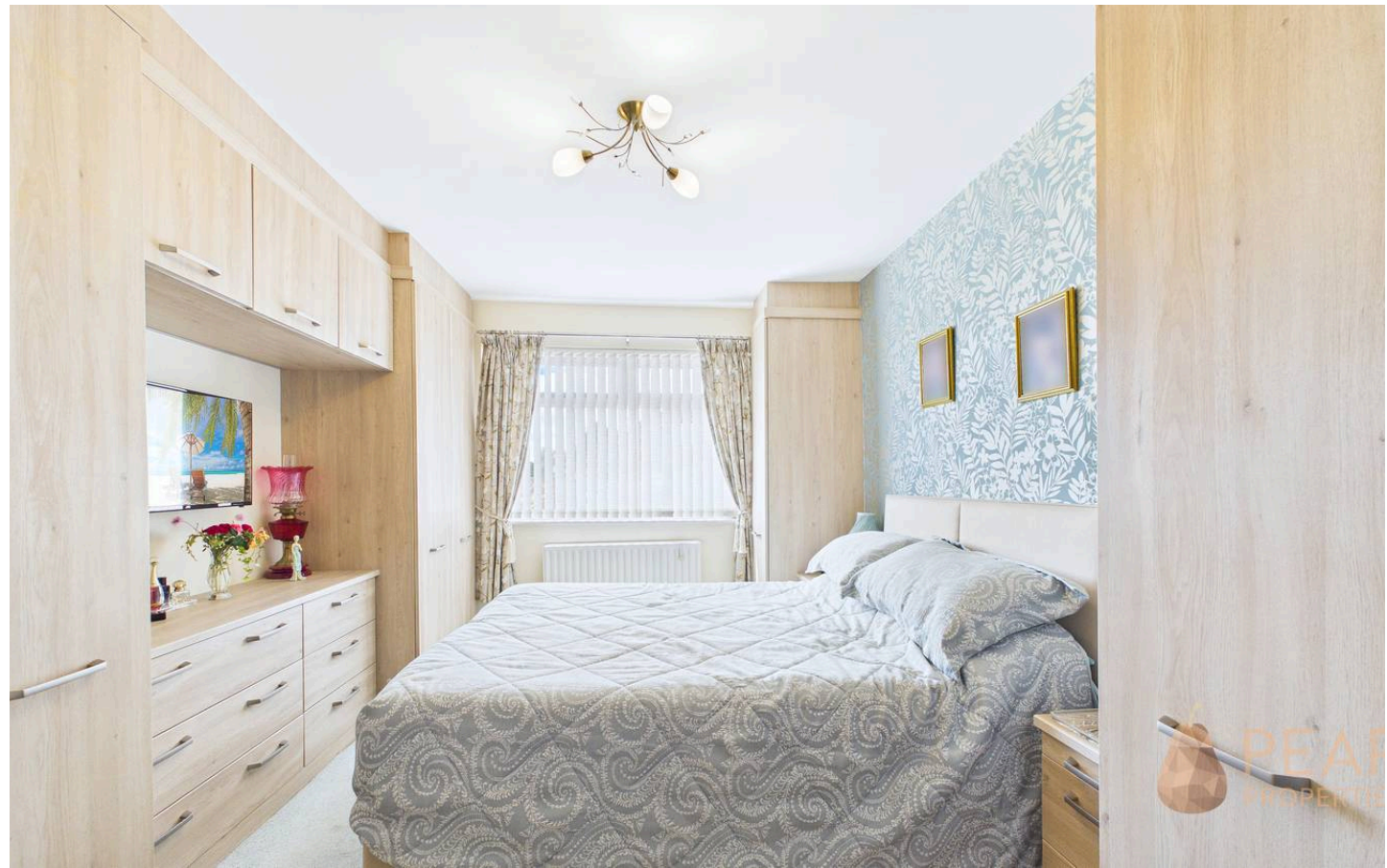
2 Parking Spaces

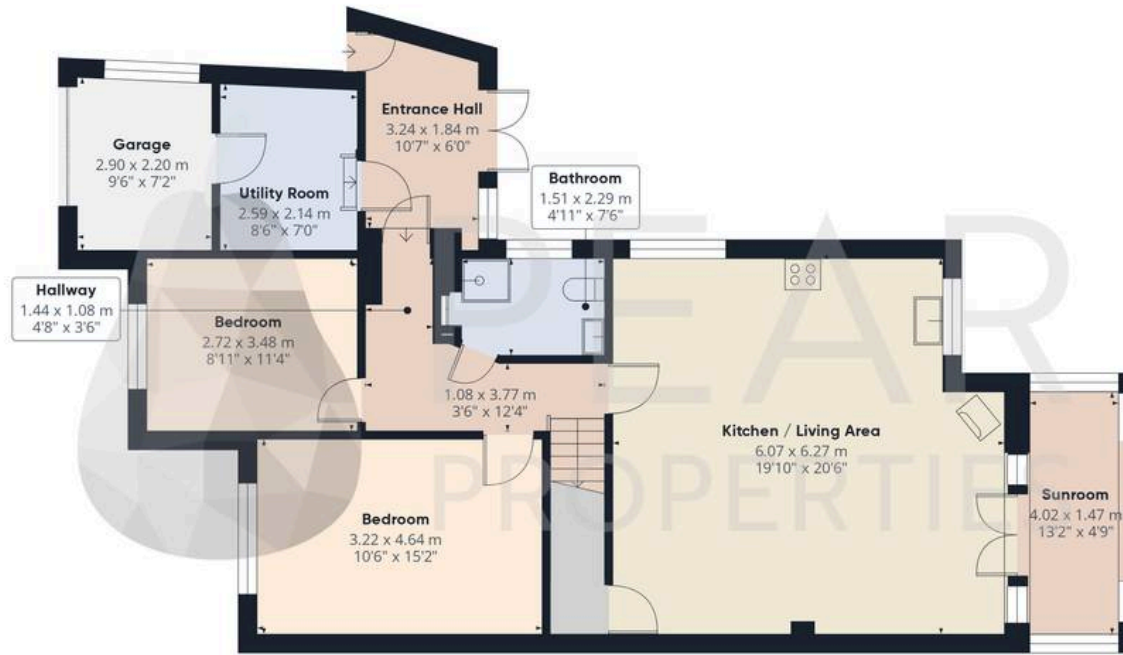
Driveway for multiple vehicles

GARAGE

Single Garage

Garage for storage.





Ground Floor

Approximate total area⁽¹⁾

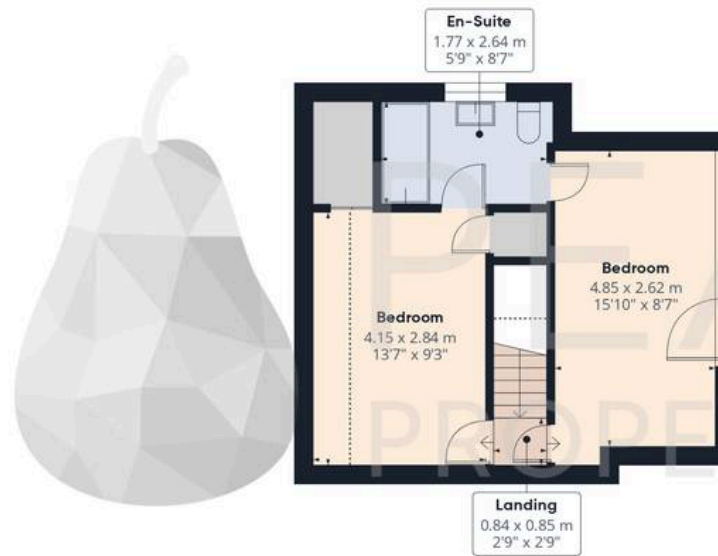
131.2 m²

1414 ft²

Reduced headroom

2.4 m²

26 ft²



Floor 1

(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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Pear Properties

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