



PEAR
PROPERTIES



Gatekeepers Drive, Lancing

Offers Over £475,000



2 Gatekeepers Drive

Lancing, Lancing

Stylish flint-fronted 4-bed semi with en suite, open plan kitchen, large south-facing garden, garage with EV charger, parking for 2 cars, NHBC guarantee, and quality finishes throughout.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Flint Stone Fronted Semi-Detached House
- Four Bedrooms
- Excellently Presented Throughout
- Modern Fitted Bathroom, En-suite & Downstairs WC
- Open Plan Kitchen / Dining Room with Integrated Appliances
- Spacious Living Room
- Well Maintained South Facing Large Rear Garden
- Driveway For 2 Cars & Garage With EV Car Charging Point
- 8 Years Remaining NHBC Guarantee
- Please Take A Look At Our Virtual Tour & Walk Through Video



Living Room

18' 3" x 13' 5" (5.56m x 4.09m)

Spacious and bright living room with patio doors leading to rear garden

Kitchen/ Dining Room

9' 7" x 17' 2" (2.93m x 5.24m)

Modern fitted kitchen with a range of wall and base units, integrated appliances and space for dining table and chairs.

WC

3' 10" x 7' 0" (1.18m x 2.13m)

Downstairs WC, with hand wash basin

Bedroom One

9' 10" x 15' 8" (3.00m x 4.78m)

Spacious double bedroom with built in wardrobes and en-suite shower room.

En-Suite

4' 1" x 7' 10" (1.25m x 2.39m)

Partially tiled modern en-suite comprising shower cubicle, WC, hand wash basin and heated towel rail

Bedroom Two

9' 0" x 9' 0" (2.75m x 2.75m)

Well presented double bedroom

Bedroom Three

8' 1" x 9' 9" (2.47m x 2.97m)

Bright third double bedroom with window overlooking rear garden

Bedroom Four

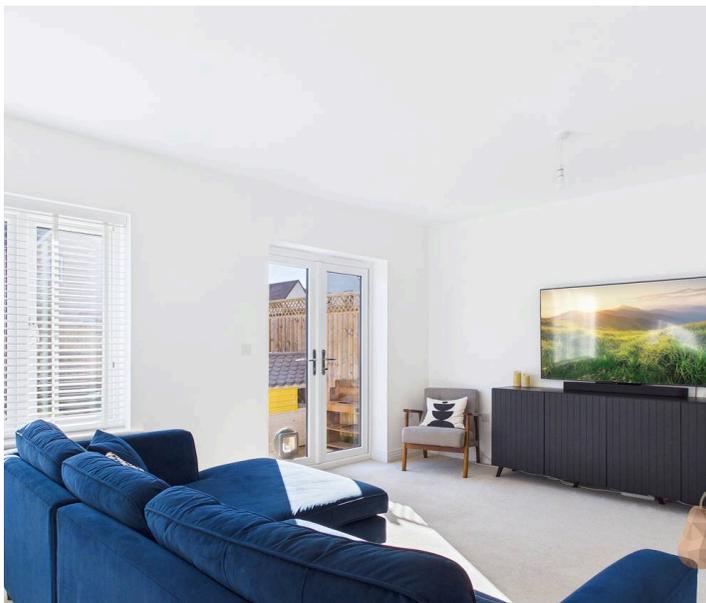
6' 8" x 6' 11" (2.03m x 2.12m)

Well presented fourth bedroom currently being utilised as an office

Bathroom

5' 7" x 6' 6" (1.70m x 1.99m)

Modern partially tiled bathroom comprising bath with over bath shower, WC, hand wash basin and heated towel rail



GARDEN

Spacious rear garden featuring a paved patio area and well maintained lawn. Access to the garage from the rear garden.

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage





Ground Floor

Approximate total area⁽¹⁾

117.1 m²

1262 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.

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Pear Properties

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