

Grinstead Lane, Lancing

Asking Price Of £450,000



- **Stunning detached family home**
- **Completely refurbished to A high standard**
- **Five bedrooms**
- **Landscaped rear garden**
- **Driveway with ample off street parking**



Stunning best describes this newly refurbished five bedroom detached family home which is located in a highly desirable area between the Upper Brighton Road and Lancing village.

The first thing to hit you when entering the property is how bright, spacious and airy it is. On the ground floor you have a delightful open plan kitchen/living room which is the perfect place to sit and relax or to entertain family and friends. There are also two good sized double bedrooms and a modern fitted family bathroom.

On the first floor you have the master bedroom which is over 23ft in length, two further bedrooms and a stunning shower room. On the landing you also have access to a good size loft space which is ideal for those who need additional storage space.

The pièce de résistance is the beautifully landscaped rear garden. It has a blocked paved patio area, an additional undercover patio and a newly laid lawn. It is also westerly facing so you can be sure to get sun virtually the entire day. The property also benefits from a carriage driveway which can house several cars, so you will certainly not need to worry about parking!



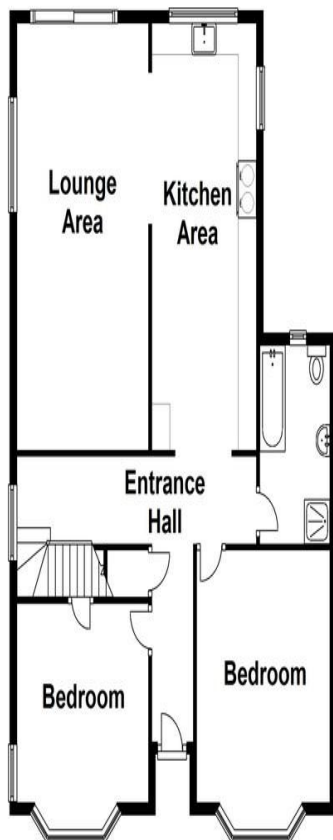
Picture this...

This is the perfect family home located in highly popular area of Lancing you are within walking distance of some of the best local schools and lancing village is only a short ride away.

The rear garden will blow you away! What better way to spend your weekends than relaxing on the decking with family and friends while the barbeque sizzles away and you watch the kids doing running races up and down the lawn.

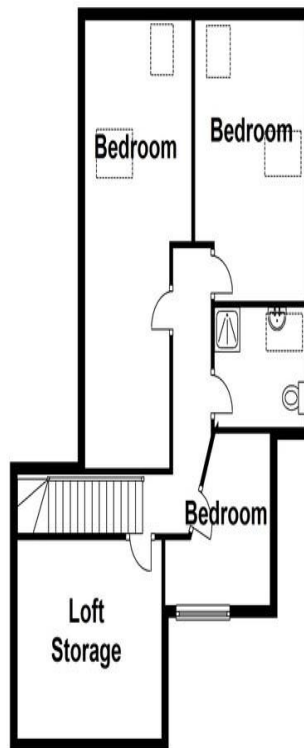
Ground Floor

Approx. 95.3 sq. metres (1025.3 sq. feet)



First Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 160.9 sq. metres (1731.6 sq. feet)

Accommodation

GROUND FLOOR

ENTRANCE HALL

SHOWER ROOM

KITCHEN

22' 4" x 9' 5" (6.81m x 2.87m)

LIVING ROOM

22' 4" x 11' 0" (6.81m x 3.35m)

BEDROOM TWO

14' 7" x 12' 0" (4.44m x 3.66m)

BEDROOM THREE

11' 0" x 11' 8" (3.35m x 3.56m)

FIRST FLOOR

LANDING

MASTER BEDROOM

23' 3" x 7' 8" (7.09m x 2.34m)

BEDROOM FOUR

14' 7" x 9' 9" (4.44m x 2.97m)

BATHROOM

BEDROOM FIVE

8' 10" x 11' 2" (2.69m x 3.4m)

OUTSIDE

LANDSCAPED WEST FACING
REAR GARDEN

DRIVEWAY

(providing ample off street parking)

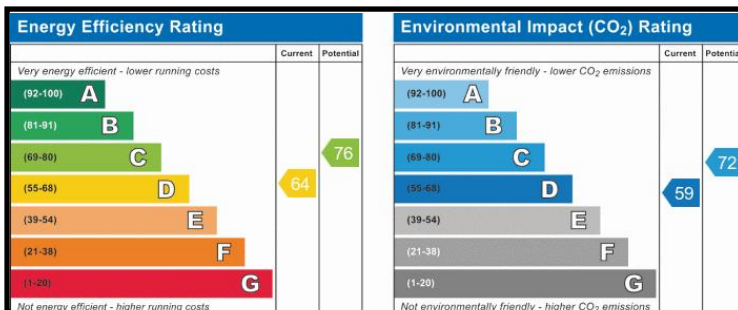




What to do next

If you would like to see this property internally, then please call Tel 01273 771111 or email us on westernrd@phillipsandstill.co.uk and we can arrange an appointment for you to view

After you have viewed this property, feel free to contact us regarding any questions you have or if you would like to place an offer on the property.



Helpful Buying Information

We recognise that buying a property is a big commitment and therefore recommend that you visit the local authority website (contact the branch for details) and the following websites for more helpful information about the property and local area before proceeding:

- www.environment-agency.gov.uk
- www.landregistry.gov.uk
- www.gov.uk/green-deal-energy-saving-measures
- www.homeoffice.gov.uk
- www.helptobuy.org.uk
- www.fensa.org.uk
- www.brighton-hove.gov.uk
- <http://list.english-heritage.org.uk>

Directions

For directions to this property please contact us.

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