16 Penstone Close | | Lancing | BN15 9AP

WARWICK BAKER
ESTATE AGENT

16 Penstone Close | | Lancing | BN15 9AP

£325,000

*** £325,000 ***

16 VIEWINGS - 9 OFFERS

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS WELL PRESENTED TWO BEDROOM HOME.

- END OF TERRACE HOUSE
- QUIET CUL DE SAC
- SAT 25TH JUNE - 12PM-2PM
- TWO DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- 01273 461144
- 20FT LIVING / DINING ROOM
- OPEN HOUSE
- MODERN KITCHEN / BREAKFAST ROOM
- BY APPOINTMENT ONLY

ENTRANCE HALL
Doors giving access to both Kitchen / Breakfast Room and Living / Dining Room.

LIVING / DINING ROOM
20' x 13'10 (6.10m x 4.22m)
Southerly aspect window to front, stairs turning and rising to the first floor landing.

KITCHEN / BREAKFAST ROOM
13'10 x 6'10 (4.22m x 2.08m)
Modern range of wall and base units, work surfaces, inset sink unit, 4 ring hob, oven under, extractor over. Door giving access to the rear garden, rear and side aspect windows.

FIRST FLOOR LANDING
Doors giving access to both bedrooms 1 & 2, bathroom and loft

BEDROOM 1
13'10 x 9'11 (4.22m x 3.02m)
Rear aspect window.

BEDROOM 2
11'11 x 9'4 (3.63m x 2.84m)
Southerly aspect window to front.

BATHROOM
Matching suite, panel enclosed bath, pedestal wash hand basin, low level W.C, side aspect window.

OUTSIDE

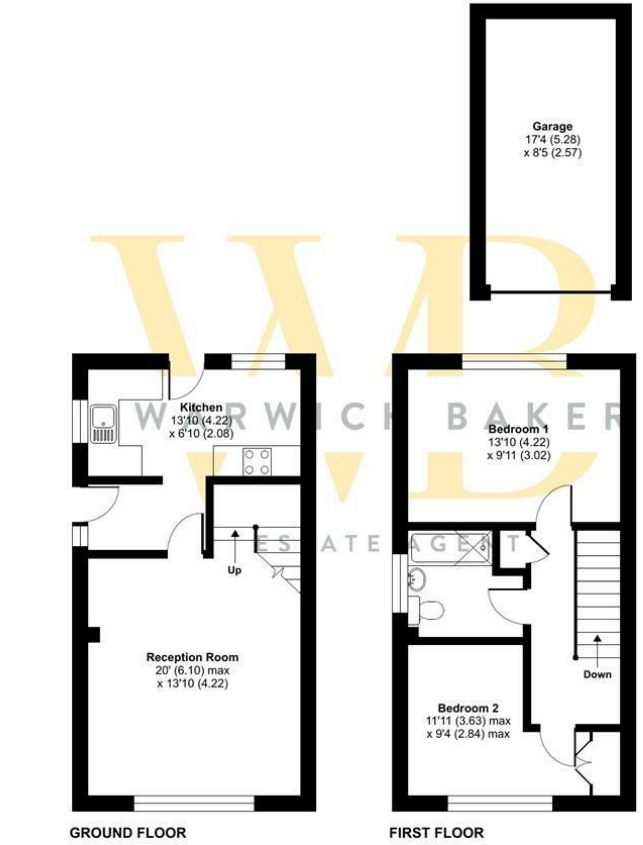
FRONT GARDEN
Laid to lawn. Driveway providing off road parking for numerous cars.

REAR GARDEN
Enclosed by panel fencing area of patio and lawn. Gated rear access.

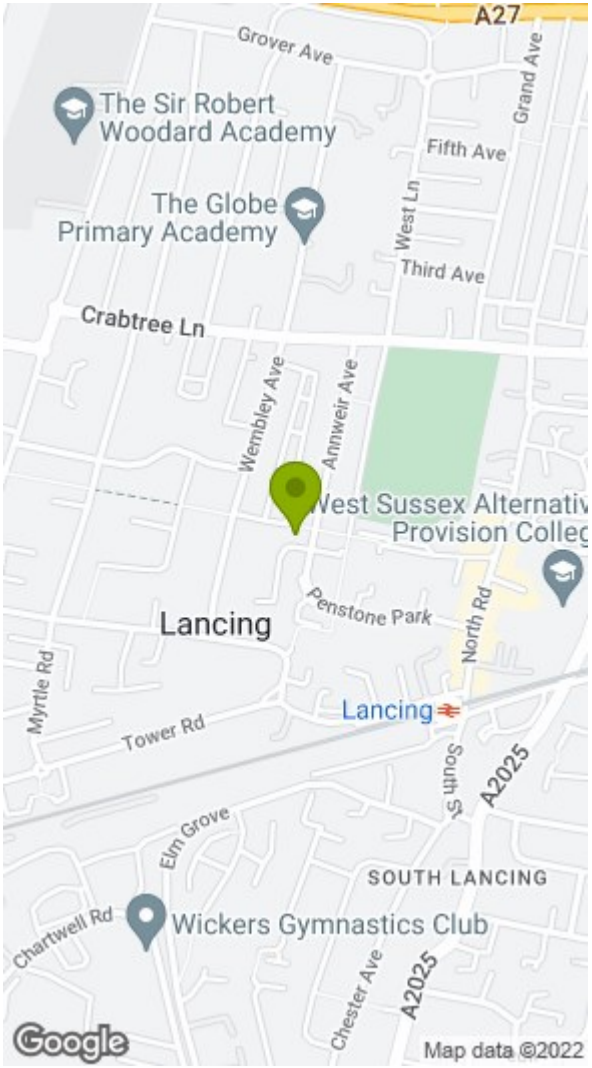
GARAGE
17'4 x 8'5 (5.28m x 2.57m)
Single, up and over door.

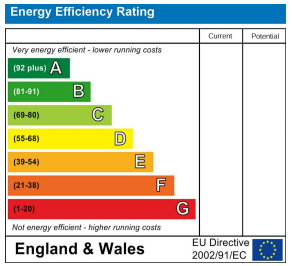
Penstone Close, Lancing, BN15

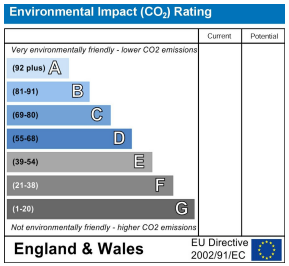
Approximate Area = 770 sq ft / 71.5 sq m
Garage = 147 sq ft / 13.7 sq m
Total = 917 sq ft / 85.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Warwick Baker Estate Agent Ltd. REF: 854032







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate