95 Grinstead Lane | | Lancing | BN15 9DT

WARWICK BAKER
ESTATE AGENT

95 Grinstead Lane | | Lancing | BN15 9DT

£499,950

*** £499,950 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS DETACHED FAMILY HOME WITH EASY ACCESS TO MAIN ROADS AND MAINLINE RAILWAY STATION.

THE PROPERTY HAS A 20'3 LIVING ROOM, DINING ROOM, 23' KITCHEN / BREAKFAST ROOM AND BATHROOM ON THE GROUND FLOOR. UPSTAIRS THERE ARE THREE DOUBLE BEDROOMS, MASTER WITH EN SUITE, A STUDY AND CLOAKROOM.

OUTSIDE THERE IS OFF ROAD PARKING FOR NUMEROUS CARS AT THE FRONT, AT THE A SECLUDED GARDEN WITH TIMBER CABIN / OFFICE / UNIT. NO UPWARD CHAIN.
CALL NOW 01273 461144

- ENTRANCE HALL
- MODERN KITCHEN/BREAKFAST ROOM
- REAR GARDEN + CABIN
- 3 BEDROOMS
- GROUND FLOOR BATHROOM
- NO UPWARD CHAIN
- 20' LOUNGE
- EN-SUITE SHOWER ROOM
- DINING ROOM
- PRIVATE DRIVE + GARAGE

ENTRANCE HALL
Door to front, doors to Living Room, Dining Room, Bathroom, stairs rising to the First Floor Landing.

LIVING ROOM
20'3 x 11'6 (6.17m x 3.51m)
Westerly aspect windows and Southerly aspect window.

DINING ROOM
14'6 x 10'6 (4.42m x 3.20m)
Southerly aspect window, rear aspect bay window, door giving access to the rear gardens, opening to

KITCHEN / BREAKFAST ROOM
23' x 9'3 (7.01m x 2.82m)
Modern extensive range of wall and base units, work surfaces, inset hob, oven under, extractor over, inset sink unit, integrated appliances, Southerly aspect window, patio doors leading out onto the rear gardens.

BATHROOM
Matching modern suite, P-Shaped bath with shower, W.C, pedestal wash hand basin, side aspect window.

FIRST FLOOR LANDING
Doors giving access to all Bedrooms, Study and Cloakroom.

BEDROOM 1
16'11 x 11'3 (5.16m x 3.43m)
Westerly aspect bay window, door to

EN SUITE
Walk in shower, wash hand basin, W.C.

BEDROOM 2
12'4 x 10'9 (3.76m x 3.28m)
Rear aspect window

BEDROOM 3
12'4 x 9'9 (3.76m x 2.97m)
Rear aspect window.

STUDY / TV ROOM
6'4 x 5'4 (1.93m x 1.63m)
Southerly aspect window.

OUTSIDE

FRONT GARDEN
Paved providing off road parking for numerous cars.

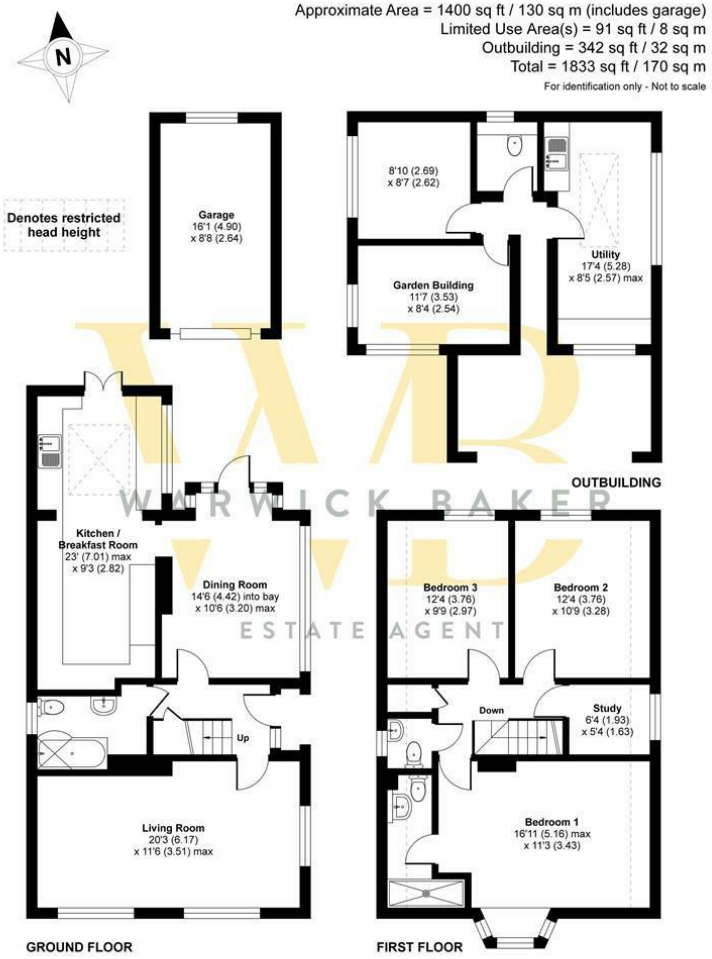
REAR GARDEN
Predominantly laid to lawn, large decked area, mature trees.

GARAGE
Single garage with up and over door.

OUT BUILDING / UNIT / OFFICE
Planning for commercial business use (retrospective).

Grinstead Lane, Lancing, BN15

Approximate Area = 1400 sq ft / 130 sq m (includes garage)
Limited Use Area(s) = 91 sq ft / 8 sq m
Outbuilding = 342 sq ft / 32 sq m
Total = 1833 sq ft / 170 sq m
For identification only - Not to scale



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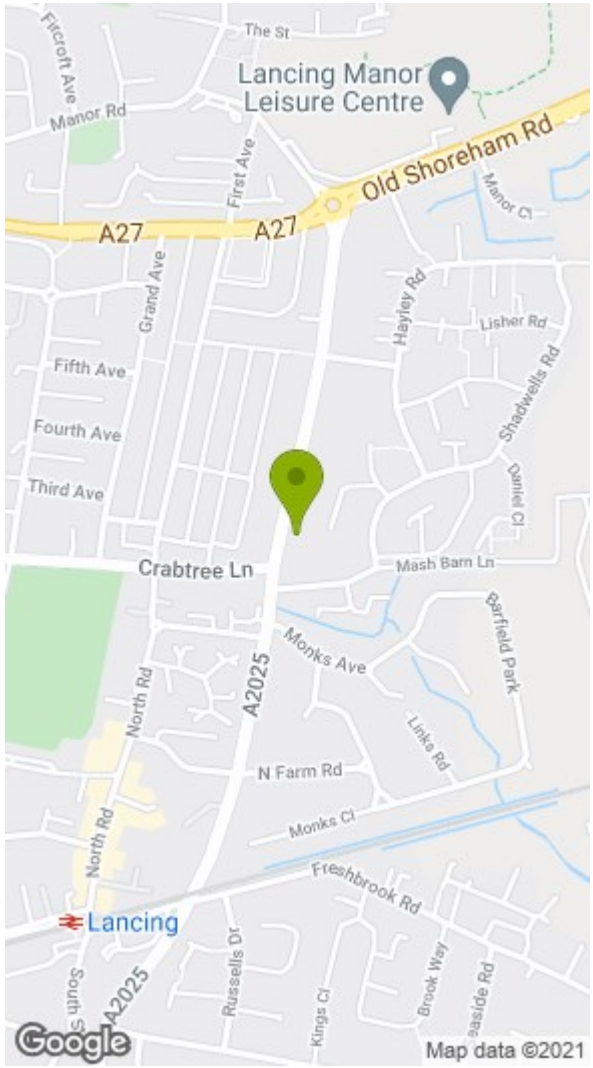
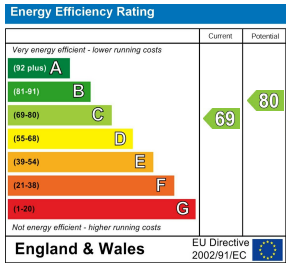
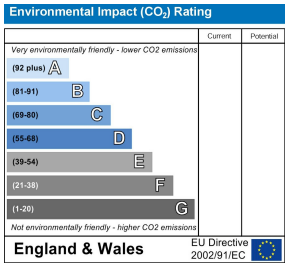
RICS Certified Property Measurer — Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2021. Produced for Warwick Baker Estate Agent Ltd. REF: 753940







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

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