



3 Vincent Close | Lancing | West Sussex | BN15 9LL

Offers In Excess Of **£520,000**



A beautifully presented and modern fitted extended chalet bungalow benefitting from four bedrooms, downstairs shower room, ensuite and further family bathroom. With wrap around corner plot garden, westerly aspect decked area and off road parking viewing is a must to appreciate the spacious accommodation.



Key features:

- Four Bedrooms
- Semi Detached And Heavily Extended
- Chain Free
- Wrap Around Garden/Corner Plot
- Off Road Parking
- Outbuilding Suitable As An Office/Workshop
- Generous Kitchen/Lounge/ Breakfast Room
- Downstairs Shower Room

 4 Bedrooms

 3 Bathrooms

 1 Living Room

INTERNAL This chalet bungalow has been generously extended and renovated to a high standard throughout. Upon entrance to this chalet bungalow, you are greeted with deceptively spacious hallway with doors to all downstairs rooms. On the ground floor, there are two double bedrooms, one southerly aspect with feature bay window and the other northerly aspect and both providing fitted wardrobes. There is a modern downstairs shower room, benefitting walk in shower cubicle, wc and sink set within vanity unit. A particular feature of this home is the lounge/kitchen/breakfast room, which incorporates the large extension of this bungalow with doors and windows surrounding the room to all aspects. The kitchen being newly fitted provides a range of eye and base level units, feature splashback and space for appliances. An opening provides access into the living space, being light and airy and windows are in all directions. Following the downstairs around the open plan space, a feature wooden and glass stair case leads you up to the first floor landing with window with far reaching views. Beyond this space, there is a snug dining area, suitable for a table and chairs. Up to the first floor,

with glass balustrade and open space looking down onto the ground floor. There is also a window with far reaching views towards the downs. On the first floor there is a family bathroom, benefitting from deep bath, sink in vanity unit and wc. There are two further bedrooms, both of which are good sized and one benefits from a good sized en suite shower room and both have fitted wardrobes. Viewing is highly recommended to appreciate the quality and size of this chalet bungalow in this quiet and private location.

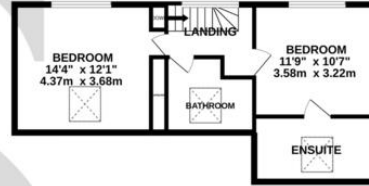
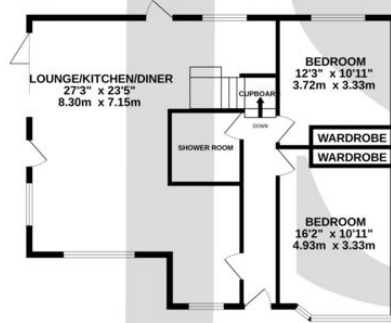
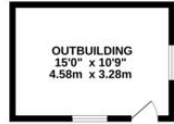
SITUATED This beautifully presented bungalow is situated in this peaceful close being within the school catchment area for Seaside Primary and Sir Robert Woodard Academy making this an ideal home if you have young children as both schools are well within walking distance. Lancing village and Lancing's mainline train station is just 0.6 miles away which offers local shops, cafes, pharmacies, doctors and restaurants.

EXTERNAL The front garden is mainly laid with Indian sandstone driveway with off road parking for two/three vehicles. Being



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82

Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band B

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.