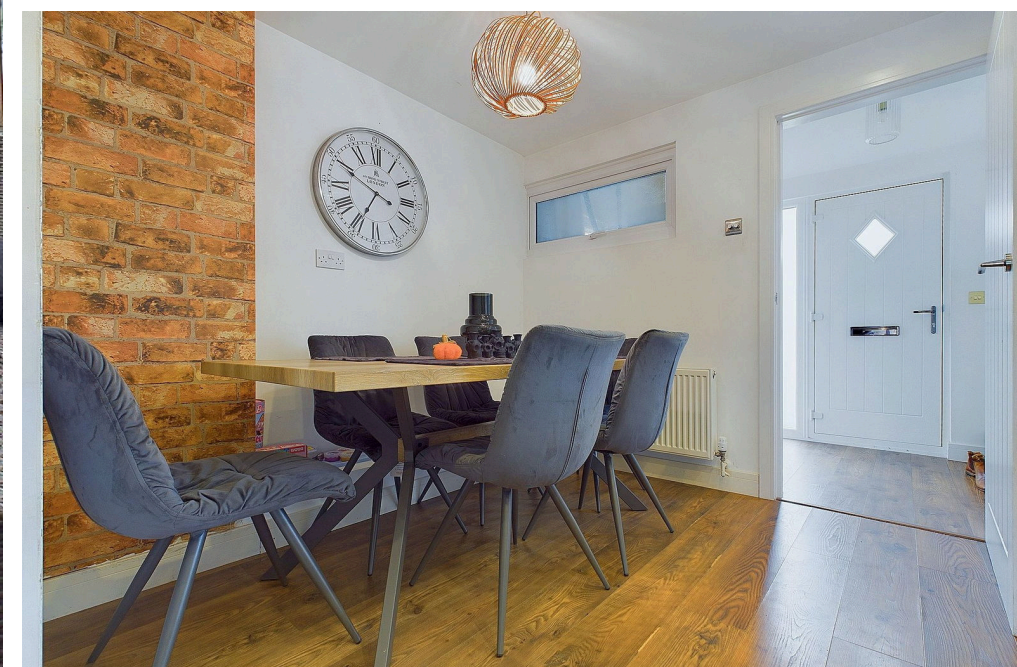
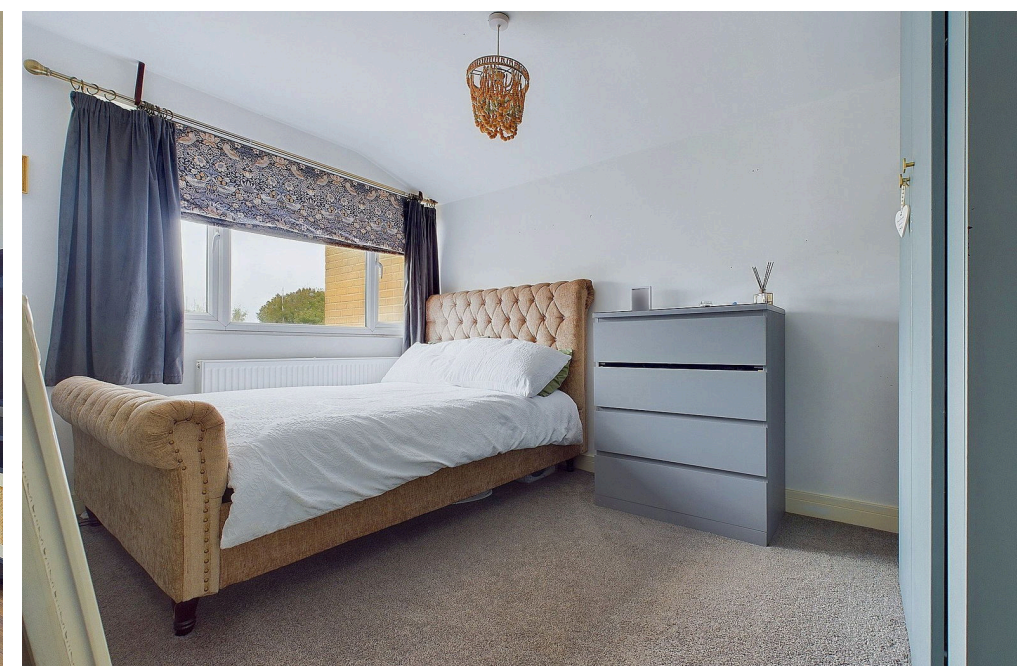
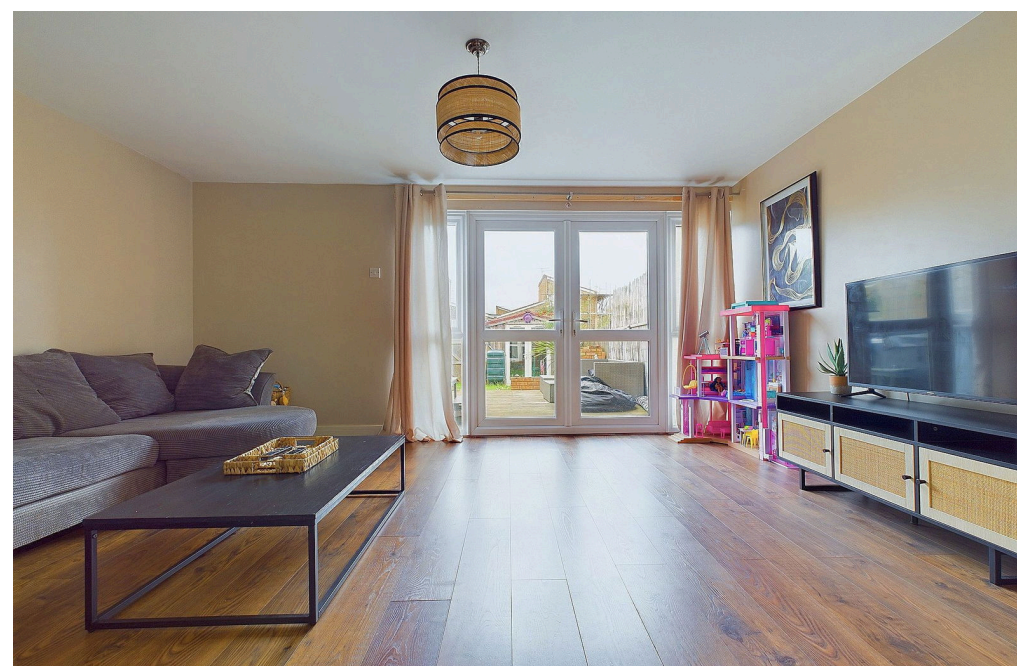




Cedar Close, Lancing, BN15 8PY
Offers Over £325,000



A well presented family home close to Lancing seafront offering three double bedrooms, modern open plan and spacious kitchen/dining room and modern family bathroom with separate shower. The property also benefits from a good size rear garden, allocated car port and has no ongoing chain.



Key Features

- Good Sized Family Home
- Three Double Bedrooms
- Modern Kitchen/Dining Room
- Ground Floor W.C
- Walking Distance To Town Centre/Station
- Modern Family Bathroom
- Car Port
- Perfect First Time Buy
- Short Walk To Beach
- No Chain



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens into the porch, with suitable space for hanging coats and shoes and where the newest addition to this home is, providing a ground floor W.C with further space and plumbing for a washing machine. From the porch, you are led into the open plan and spacious modern kitchen/dining room with space for dining table and chairs. The kitchen benefits from a range of matching wall and base units with fitted worksurfaces and separate breakfast bar. Offering a range of integrated appliances to include ceramic hob with extractor fan above, eye level oven and space and plumbing for dishwasher and fridge freezer. The lounge is to the rear of the property with double doors opening to the garden.

On the first floor there are three bedrooms, the primary bedroom having fitted wardrobes. The family bathroom consists of a freestanding bath with mixer tap and hand held shower attachment, separate shower cubicle, hand wash basin with storage beneath and button flush W.C.

SITUATED

Share Of Freehold - 976 years remaining approximately
Service charge - Approx. £74 pcm this does include the building insurance
Council Tax Band C

EXTERNAL

The private rear garden has been beautifully landscaped to incorporate a raised decked area proving space for seating and/or hot tub (not included) with step down to the lawned area with timber shed and gated rear access. There are also a variety of mature shrubs.

Just a short walk from the property is the benefit of a private car port.

SITUATED

Cedar Close is located to the south of Lancing town centre, it is within easy walking distance to Lancing town centre with variety of shops and train station just over half a mile away. Also at the end of the road and a short walk is the beach and Lancing beach green, with the ever popular The Perch Café close at hand and offers excellent facilities for a nice breakfast or lunch.





Floor 0



Floor 1



Approximate total area¹⁾
840.45 ft²
78.08 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: C

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.