



20 GRINSTEAD LANE LANCING, BN15 9DY

£375,000
FREEHOLD

Guide Price £375,000 - £400,000. Beautifully presented throughout, this deceptively spacious three double bedroom semi-detached character home perfectly combines period charm with stylish modern living.

The heart of the home is the stunning fitted kitchen/breakfast room, opening into a bright dual-aspect living/dining room with patio doors leading to the garden, creating an ideal space for everyday family life and entertaining.

Offering a versatile layout, the property includes a ground floor bedroom, two further double bedrooms with fitted wardrobes, a study/home office, contemporary family bathroom and an en-suite WC to the principal bedroom. Outside, the low-maintenance west-facing rear garden enjoys a sunny aspect with a patio, artificial lawn and a powered workshop/garden store, offering excellent potential as a home office or studio. A covered side storage area and private off-road parking complete the package.

Ideally located within easy reach of the village centre, South Downs National Park and excellent transport links to Worthing and Brighton, this charming home ticks all the boxes.

**Nicholas
James**

SALES LETTINGS AUCTIONS



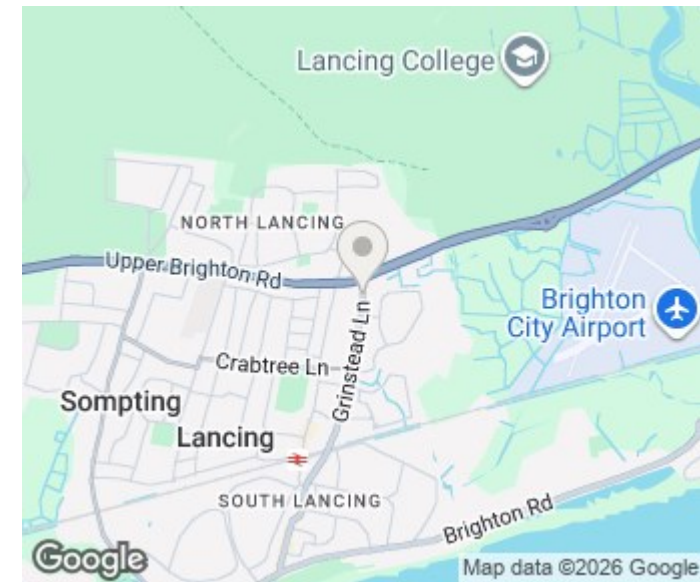


Grinstead Lane

Approximate Gross Internal Area = 91.6 sq m / 986 sq ft
Garage = 8.8 sq m / 95 sq ft
Total = 100.4 sq m / 1081 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1322119)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	75
	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas
James

SALES LETTINGS AUCTIONS