

Hyman
Estate & Letting



Hill
Agent



1 Craven Court, Lancing, West Sussex, BN15 9FJ

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£450,000 - Freehold



A substantial four double bedroom, three bathroom house with west facing garden in a private modern cul-de-sac



A rare opportunity to purchase this substantial and immaculate family home offering deceptive accommodation, positioned within a highly sought after private modern cul-de-sac.

Constructed circa 2010, this bright and spacious property has accommodation arranged over three floors with features to include; four double bedrooms (with en-suite to master), two further separate bathrooms, 15'4 kitchen/diner, 16'5 x 14'10 westerly aspect lounge, spacious first floor utility room, ground floor cloakroom, double glazed sash windows & gas central heating. Externally, there is a secluded rear garden boasting a favoured sunny westerly aspect and two allocated parking spaces (one within a tiled pitched roof car barn). The property also features solar roof panels.

Sold with no ongoing chain, we highly recommend undertaking an internal inspection in order to fully appreciate this property.

Located approximately 0.6 miles from Lancing Village and railway

station, the purchaser will benefit from easy access to a range of corporate and independent shops including Asda and Co Op Superstores, along with essential amenities like doctors' surgeries, dentists, and bus stops.

Access to the A27 is also close by, making it ideal for anyone looking to commute to Brighton, London and Gatwick.

Families will appreciate the selection of schools catering to all ages, including popular 'The Globe' Primary Academy and renowned Lancing College adding to the area's educational prestige.

Sporting and fitness facilities abound, with the Perch restaurant offering panoramic views of Beach Green and seafront -a hotspot for water sports enthusiasts. In addition, nearby attractions like Brooklands Wildlife Park in Worthing further enhance the village's appeal, solidifying its reputation as one of Britain's largest and most desirable locales.

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- Impressive, substantial & immaculate house
 - Four double bedrooms
 - Situated in a private cu-de-sac road
 - Accommodation arranged over three floors
 - Two bathrooms + en-suite shower
 - Car port & additional parking space
 - Westerly aspect rear garden
 - No on-going chain



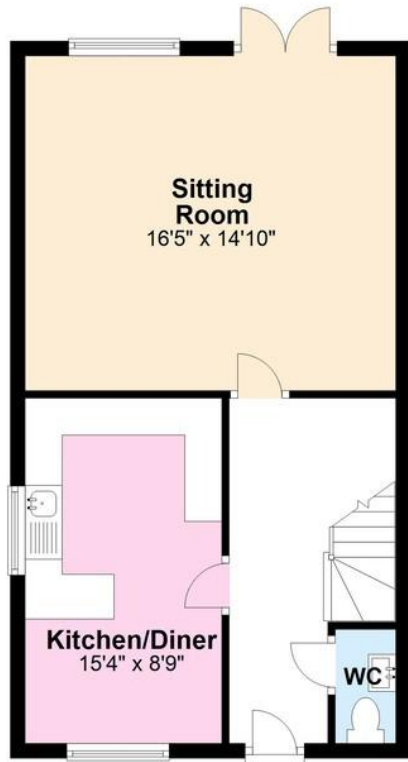




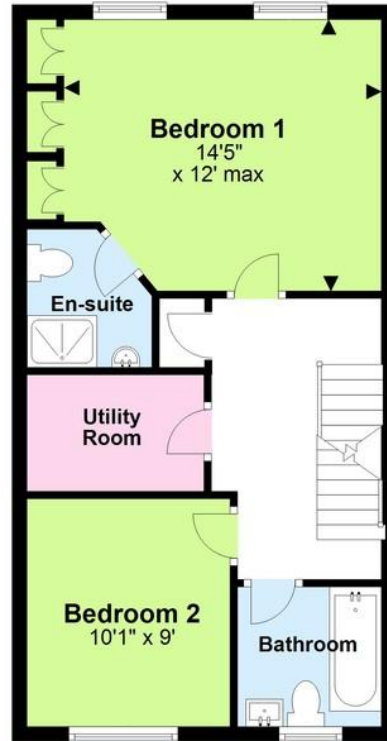




Ground Floor



First Floor



Second Floor



Total area: approx. 1319.7 sq. feet

For illustrative purposes only. Not to scale.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Useful Information

Council Tax: D £2,310.40 per annum (2024/2025)

Tenure: Freehold

Local Authority: Adur District Council

Estate Charge: As a private road, the residents contribute £25 every quarter to cover communal expenses.



To book a viewing, or a valuation of your own property, get in touch with one of our experts.

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