



2 Swallows Close, Lancing, BN15 8LS

£630,000 Freehold

☎ 01273 454511

- Four / five bedrooms
- Large open plan accommodation
- Stunning views towards Lancing College
- En suite & family bathroom
- Good sized rear garden
- Garage & additional parking
- Newly built
- Wow factor



ENTRANCE PORCH

Accessed via a ramp entrance with solid wooden door, fitted entrance mat, and further door leading to:

OPEN ENTRANCE HALL

Stairs rising to first floor, Highland silver oak laminate flooring, smoothed ceiling, opening through to:

VERSITILE OPEN PLAN LIVING / KITCHEN AREA

25' 1" x 14' 0" narrowing to 12' 5" (7.65m x 4.27m) A simply stunning room with delightful open views to rear of New Salts Farm field towards Lancing College. Matching range of contemporary style floor, drawer and wall mounted units with copper fitments and feature Quartz work surfaces incorporating; double bowl butlers style ceramic sunk unit with swan neck mixer tap, inset four ring electric hob with glass splash

back and extractor fan above, fitted double oven with pan drawer under, integrated dishwasher, integrated fridge/freezer, island with matching Quartz work surface offering further units and drawers under and copper drop down pendant lights over, Highland silver oak laminate flooring, access to walk in storage cupboard, smoothed ceiling with inset spot lighting, Dual aspect via frosted high level window to side, door to utility room, double glazed window and bi-folding doors to rear overlooking and leading to the rear garden.

UTILITY ROOM

12' 5" x 5' 8" (3.78m x 1.73m) Contemporary fitted matching range of base units with feature Quartz work surfaces over incorporating; inset stainless steel sink unit with swan necked mixer tap, integrated washing

machine, integrated washing machine, integrated tumble dryer, matching cupboard housing wall mounted boiler, radiator, continuation of Highland silver oak laminate flooring, dual aspect via double glazed window to side, double glazed door giving access to rear garden.

LOUNGE

13' 10" x 9' 8" (4.22m x 2.95m) Double glazed window to front, radiator, smoothed ceiling with inset spot lighting.

BEDROOM 4

10' 8" x 8' 8" (3.25m x 2.64m) Double glazed window to front, radiator, smoothed ceiling with spot lighting.

GROUND FLOOR CLOAKROOM

contemporary white suite with chrome fittings incorporating; low level button flush WC, vanity wash hand basin with mixer tap, continuation of Highland silver oak laminate flooring, heated towel rail.

LANDING

Double glazed window to front, smoothed ceiling with inset spotlighting, doors leading to:

BEDROOM 1

13' 5" x 10' 9" (4.09m x 3.28m) Double glazed window to rear offering unrivalled views over New Salts Farm field towards Lancing college, radiator, smoothed ceiling with inset spotlighting, door leading to:

EN SUITE

Contemporary fitted white suite with chrome fittings incorporating; walk in shower with glass screen with wall mounted rainfall shower head, and recessed thermostatic shower controls, vanity wash hand basin with mixer tap and storage cupboard under, heated ladder towel rail, part tiled walls, tiled flooring, access to eaves storage area, frosted double glazed window to front.

BEDROOM 2

13' 4" x 9' 10" (4.06m x 3m) Double glazed to rear with stunning views towards Lancing College, radiator, smoothed ceiling with inset spot lighting.

BEDROOM 3

10' 0" x 8' 5" (3.05m x 2.57m) Double glazed window to rear with stunning views towards Lancing college, radiator, smoothed ceiling with inset spotlighting.

FAMILY BATHROOM

Contemporary fitted white suite with chrome fittings incorporating; free standing panelled bath with side positioned mixer tap, vanity wash hand basin with storage cupboard below and mixer tap, low level button flush WC, marble effect part tiled walls with matching tiled floor, heated ladder towel rail, recessed storage shelves, double glazed frosted window to front.





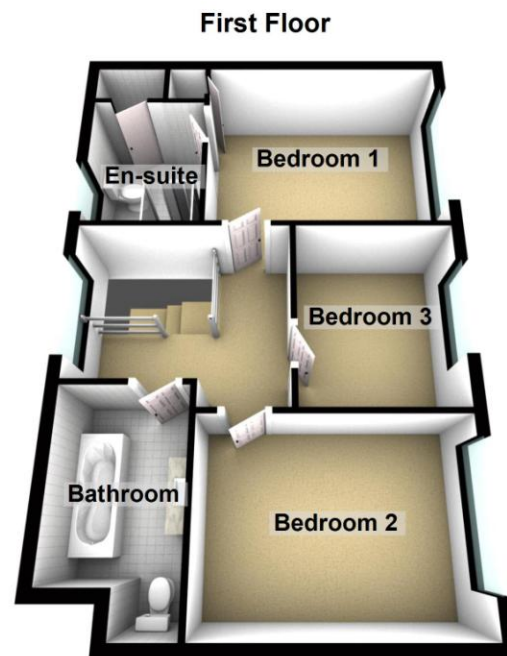
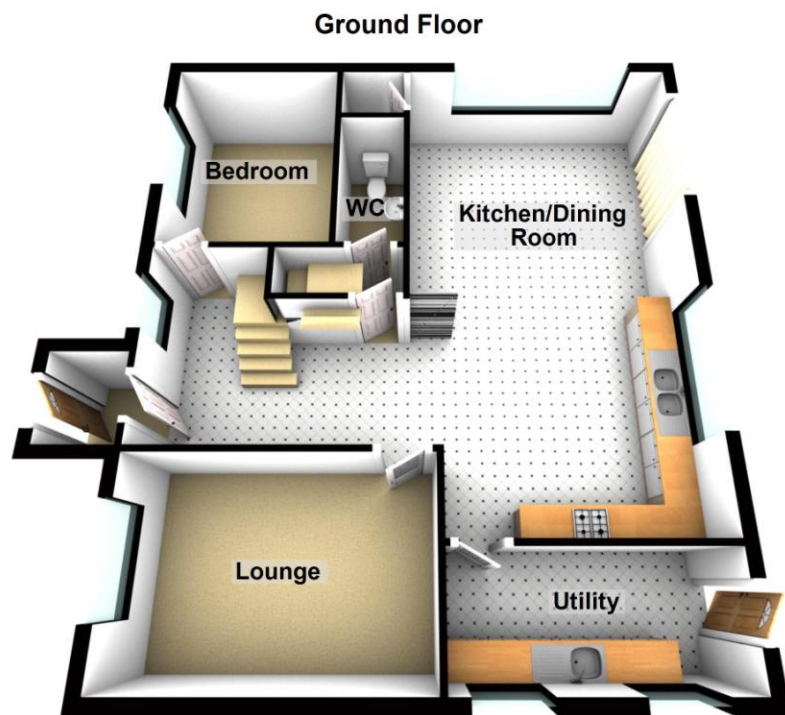


REAR GARDEN

Providing stunning views over New Salts Farm fields towards Lancing College. Sandstone patio seating area leading to lawn, enclosed by panel fencing.

GARAGE WITH ADDITIONAL PARKING

Pitched roof garage with up & over doors and additional parking to side.



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COUNCIL TAX BAND

Tax band TBC

TENURE

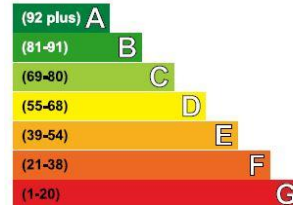
Freehold

LOCAL AUTHORITY

Adur District Council

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

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DO YOU HAVE A LOCAL PROPERTY TO SELL?

Please contact your local office who would be pleased to offer a FREE, no obligation market appraisal of your property.