



2 Swallows Close | | Lancing | BN15 8LS

*Warwick* **BAKER**  
Valuers, Estate Agents & Chartered Surveyors



## 2 Swallows Close | | Lancing | BN15 8LS

£630,000

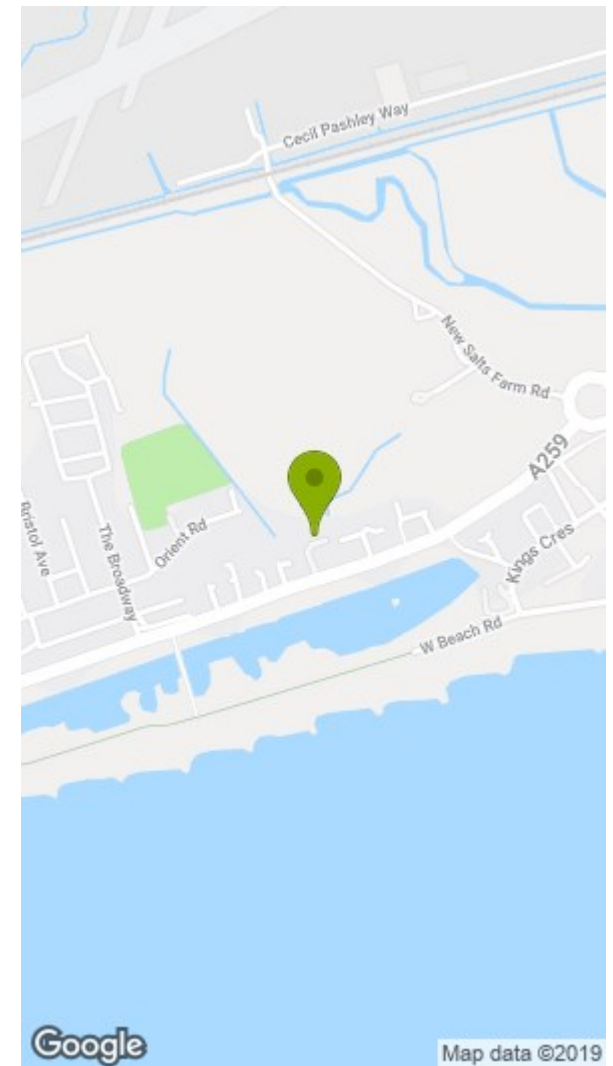
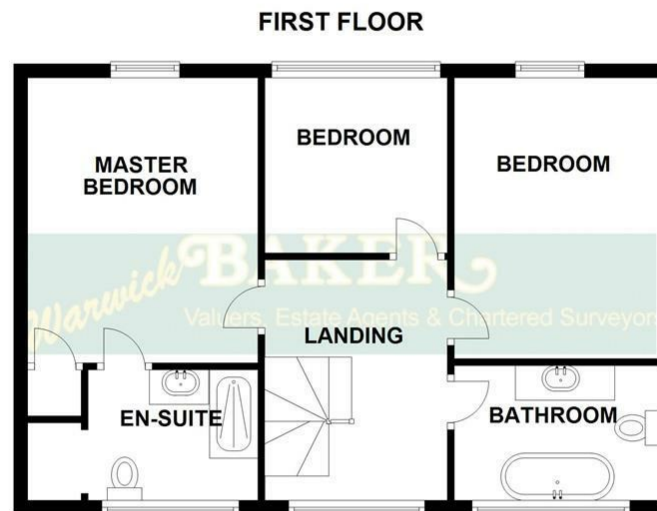
Warwick Baker Estate Agents are delighted to offer this brand new detached house built by a reputable local builder. The property benefits from entrance porch, spacious entrance hall, 4 bedrooms, dual aspect lounge, dining room, new modern kitchen, utility room, ground floor cloak room, new family bathroom, en suite shower room to the master bedroom, private driveway with parking for two cars, detached garage, two UV panels, rainwater harvesting and 108m2 of rear amenity space. The property will have a ten year gaurantee on the structure. Recommended by the vendors sole agent. No upward chain.

Lancing is situated between Worthing and Shoreham and has a good assortment of shops and banks. There is a mainline railway station with services to London, Brighton and the West within 1 mile approximately of the property, as well as a regular bus service to Brighton and Chichester. The A27 offering good links along the coast, to Gatwick and London is also within 1 mile.

- ENTRANCE PORCH
- DINING ROOM
- DETACHED GARAGE + DRIVEWAY FOR 2 CARS
- ENTRANCE HALL
- NEW MODERN KITCHEN
- 108m2 REAR AMENITY SPACE
- 3 BEDROOMS
- GROUND FLOOR CLOAK ROOM
- DUAL ASPECT LOUNGE
- NEW MODERN BATHROOM + EN SUITE SHOWER TO BED 1







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		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	