



Swallows Close, Lancing , West Sussex
Guide price £630,000



middletton
estates



Entrance Hall

Study / Bedroom
10'8 x 8'8

Reception Room /
Bedroom
13'10 x 9'10

Open Plan Kitchen /
Dining / Family Room
26'1 max x 25'1

Utility Room
12'4 x 5'9

Ground Floor WC

First Floor Landing

Master Bedroom
13'5 x 10'09

En Suite Shower Room

Bedroom 2
13'4 x 9'10

Bedroom 3
10' x 8'5

Family Bathroom

Rear Garden

Detached Single Garage

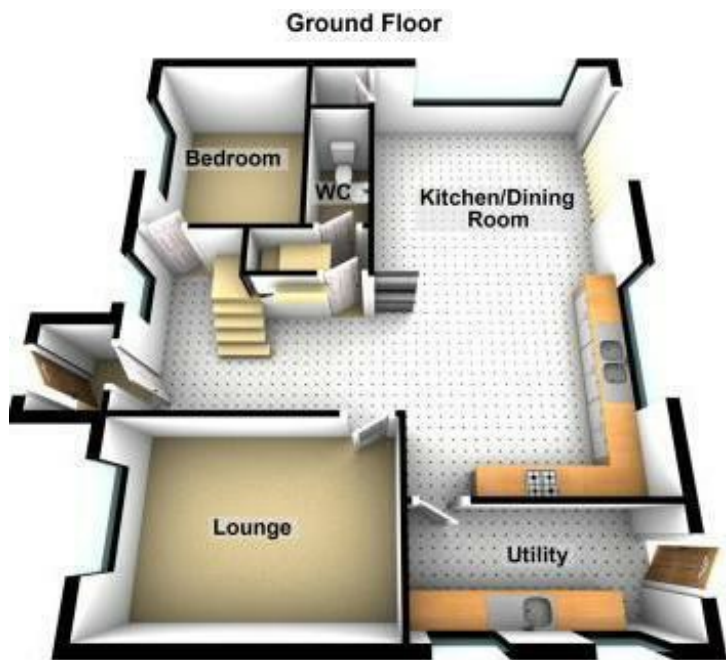
Stunning High Specification Family Home With Panoramic Views

4/5 BEDROOMS, 26' KITCHEN DINER, UTILITY ROOM, EN SUITE SHOWER ROOM, FAMILY BATHROOM, GROUND FLOOR CLOAKROOM, DETACHED SINGLE GARAGE

Middleton Estates are delighted to offer this truly stunning detached new build house befitting from panoramic views. Located within walking distance of Shoreham, falling into reputable local school catchment zones and within 100 meters of Widewater Lagoon and Lancing Beach. This versatile detached house is set over 2 floors finished to an extremely high

standard throughout. Offering 3, 4 or 5 bedrooms, 25' high specification kitchen diner, luxury family bathroom and en suite as well as utility room, ground floor cloakroom and detached single garage. The landscaped rear garden offers sandstone paved patio, with the remainder being laid to lawn and befitting of uninterrupted views towards Lancing College and The South Downs.





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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

"Call us for your free valuation."