



5 Mckerchar Close, Lancing, BN15 9EX
Guide Price £335,000

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A three bedroom end of terrace family home benefitting from west facing rear garden located in a quiet cul-de-sac. Briefly the accommodation comprises: entrance hall, lounge/diner, ground floor wc, kitchen, conservatory, landing, three bedrooms and bathroom/wc. Externally there is a west facing rear garden and shingled front garden for ease and maintenance. Further benefits include double glazing and gas central heating. The property is close to local shops, primary and secondary schools as well as amenities and local transport links.

- End of Terrace
- Three Bedroom Family Home
- West Facing Rear Garden
- Lounge/Diner
- Kitchen
- Family Bathroom/wc
- Ground floor WC
- 20' Conservatory
- Close to local schools, shops and amenities





Entrance Hall

Double glazed UPVC front door. Radiator.

Ground Floor WC

Close coupled WC. Wall mounted wash hand basin. 'Worcester' wall mounted combination boiler supplying gas central heating and hot water.

Lounge/Dining Room

6.58m x 3.30m (21'7 x 10'10)
Dual aspect. Two double glazed windows. Two radiators.

Kitchen

3.48m x 3.12m (11'5 x 10'3)
Roll edge work surface having inset single drainer stainless steel sink with mixer tap and draining board. Space for freestanding cooker. Space and plumbing for dishwasher. Space for tall fridge and freezer. Matching range of units comprising

cupboards, drawers, eye level wall units and larger cupboard. Radiator. Double glazed window.

Conservatory

6.10m x 2.84m (20' x 9'4)
Low level walled surround. Double glazing. Space and plumbing for washing machine. Levelled ceiling. Double glazed French doors to Garden.

Stairs from entrance hall to:

Landing

Double glazed window. Access to loft via hatch. Recessed shelved storage cupboard.

Bedroom One

4.39m x 2.59m (14'5 x 8'6)
Double glazed window overlooking rear garden. Radiator. Recessed wardrobe with shelving and hanging rail.

Bedroom Two

3.12m x 2.92m (10'3 x 9'7)
Double glazed window overlooking rear garden. Radiator. Recessed double door wardrobe with shelving and hanging rail.

Bedroom Three

3.45m x 2.18m (11'4 x 7'2)
Double glazed window to front. Radiator.

Bathroom/wc

White suite comprising panelled bath with mixer tap and shower attachment over. Vanity unit with cupboard below and wash hand basin. Close couple WC. Radiator. Double glaze window.

Outside

West Facing Rear Garden

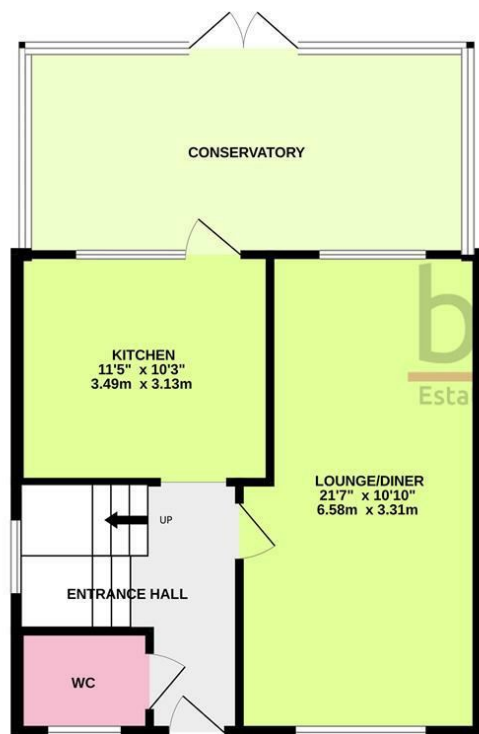
Enclosed brick and 6ft fence surround. Access via rear gate. All being artificially turf.

Front Garden

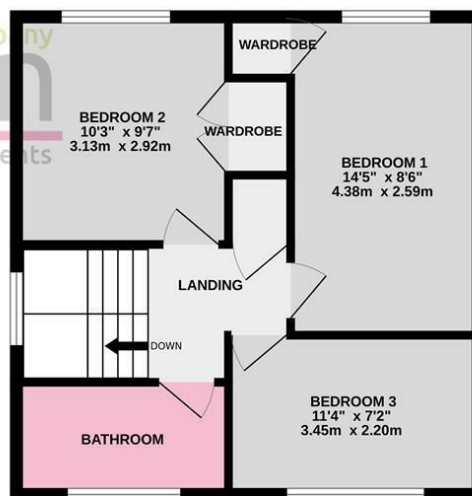
Shingled for ease and low level maintenance.



GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 1089 sq.ft. (101.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.



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