70 Cokeham Lane, Lancing, BN15 9UR

Guide Price £350,000

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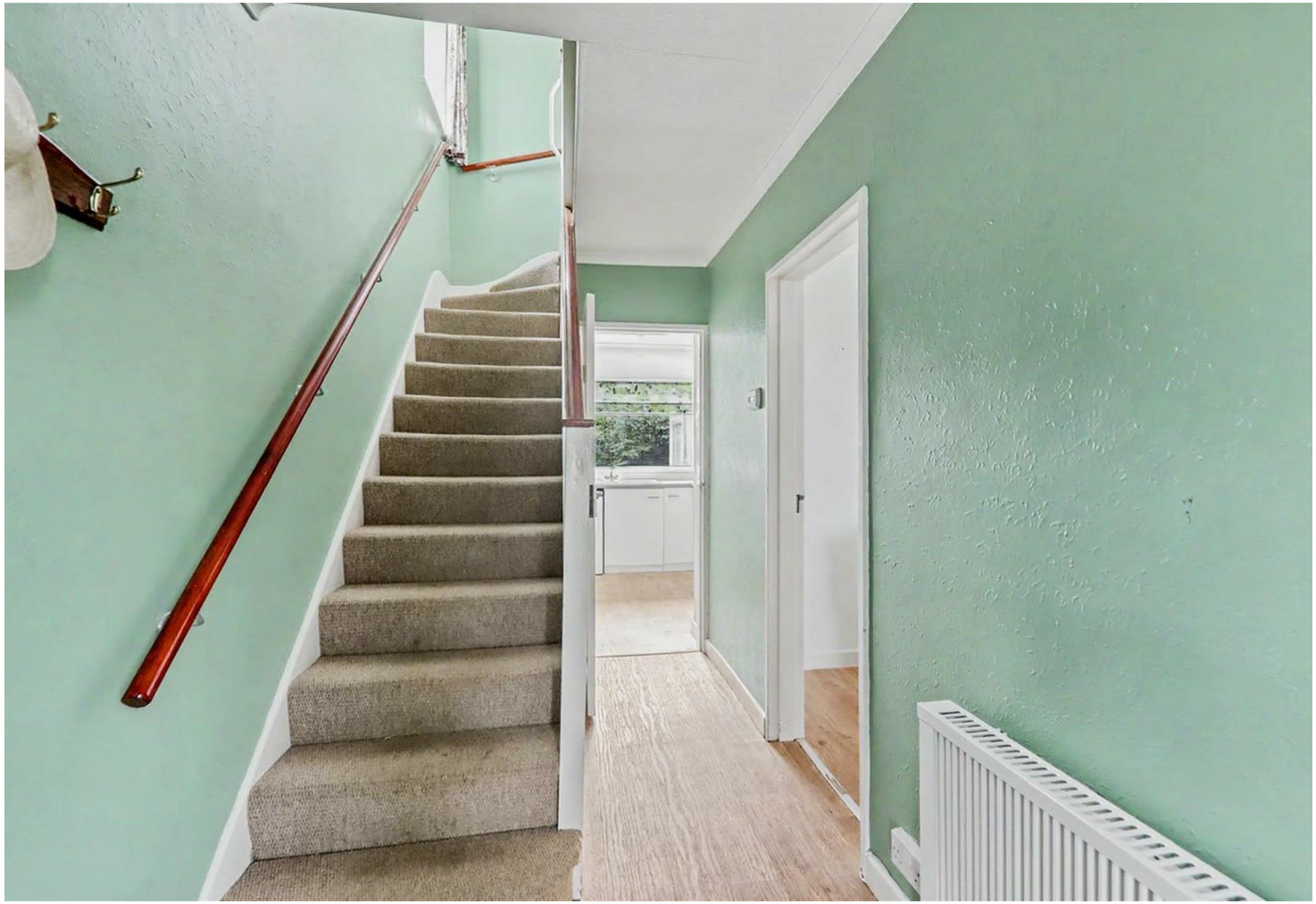

An extended three bedroom, two bathroom, semi detached family home benefitting from south facing rear garden, garage and off street parking. Briefly the accommodation comprises: GROUND FLOOR: entrance hall, lounge/diner, sun room, kitchen, inner hall/utility, shower room/wc. FIRST FLOOR: landing, three bedrooms and shower room/wc. Externally there is a south facing rear garden, attached garage, front garden and parking. CHAIN FREE.

- CHAIN FREE
- Semi Detached
- South Facing Rear Garden
- Garage
- Driveway
- Extended to side and rear
- Two Shower Rooms
- Close to local shops, schools and ammenties

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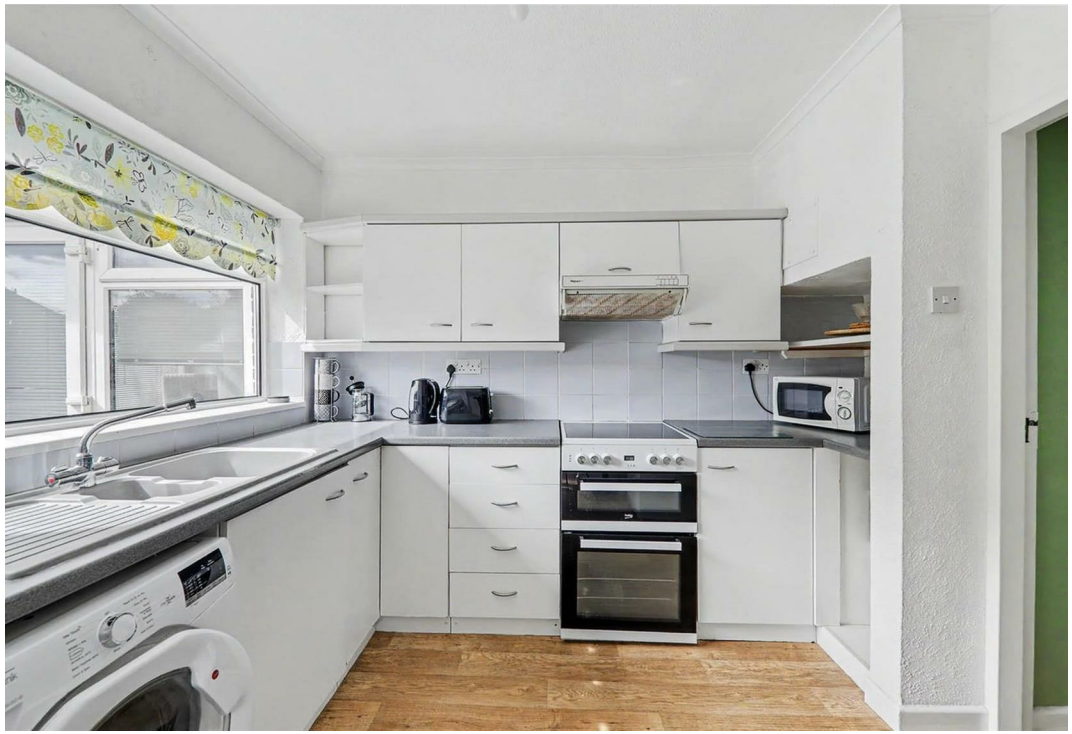
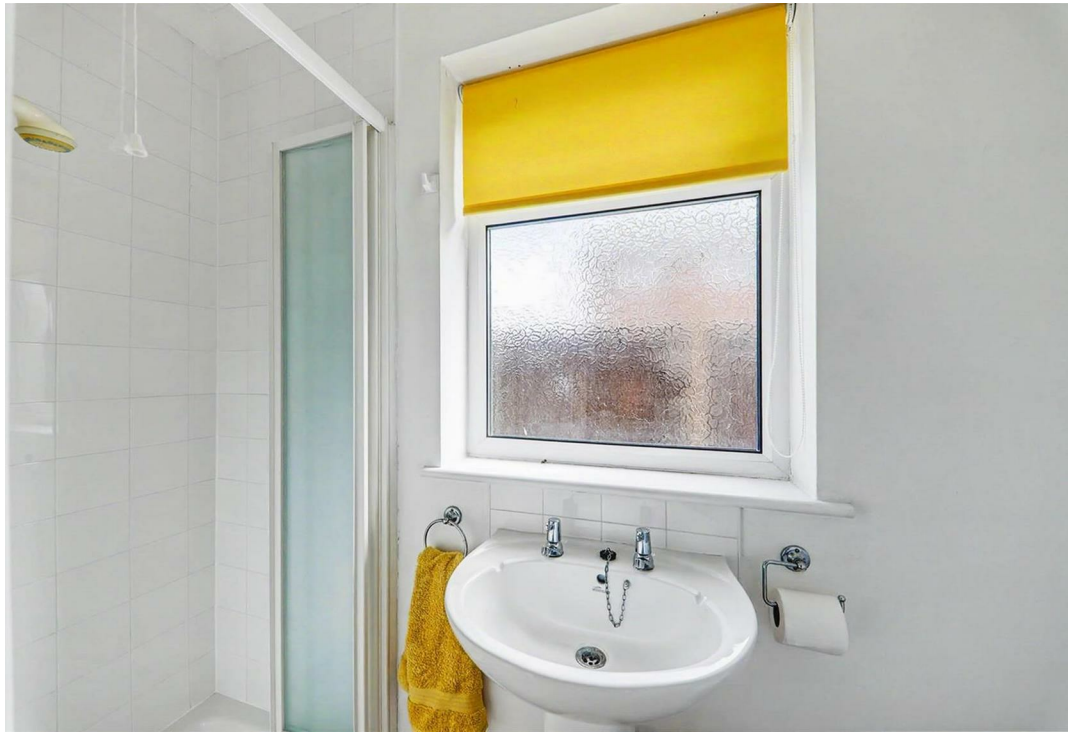




Porch
Double glazed UPVC door. Two double glazed windows. Further double glazed door to:

Entrance Hall
Electric radiator. Under stairs storage cupboard. Built-in cupboard with sliding doors housing electrical consumer unit.

Lounge/Diner
6.88m x 3.53m (22'7 x 11'7)
Double glazed window to front. Two electric radiators. Electric flame effect 'diplex' fireplace. Opening to:

Sun Room
2.54m x 2.26m (8'4 x 7'5)
Double glazed window surround with double glazed door to rear garden. Double glazed orangery. Inset ceiling spotlighting.

Kitchen
2.95m x 2.64m (9'8 x 8'8)
Roll edge worksurface having insect one and a half bowl composite sink with mixer tap and draining board. Freestanding for ring electric cooker with extractor fan over. Space and plumbing for dishwasher. Space for tall fridge freezer. Matching range of cupboards, drawers, and eyelevel wall unit. Built-in larder cupboard with shelving. Double glazed window overlooking rear garden. Opening to:

Inner Hall/Utility
Double glazed door to rear garden. Space and plumbing for washing machine.

Shower Room/wc
White suite comprising step in shower tray with glazed sliding door and electric 'Mira' shower with tiles surround. Pedestal wash hand basin. Close coupled WC. Mirrored medicine cabinet. Extractor fan inset ceiling spotlight. Double glazed window.

Stairs from entrance hall to:

Landing
Access to loft via hatch. Double glazed window.

Bedroom One
3.68m x 3.30m (12'1 x 10'10)
Double glazed window to front. Electric radiator.

Bedroom Two
3.30m x 3.20m (10'10 x 10'6)
Double glazed window overlooking rear garden. Electric radiator. Built-in shelved linen cupboard housing hot water tank. Further fitted double wardrobe with hanging rail and shelving above.

Bedroom Three
2.16m x 1.88m (7'1 x 6'2)
Double glaze window to front.

Shower Room/wc
White suite comprising stepping shower tray with glazed screen and aqua Lisa electric shower. Pedestal wash hand basin. Close coupled WC. Double glaze window.

Outside

South Facing Rear Garden
Borders of mature trees shrubs and bushes. laid to hardstanding for ease and maintenance. 6 foot fence surround.

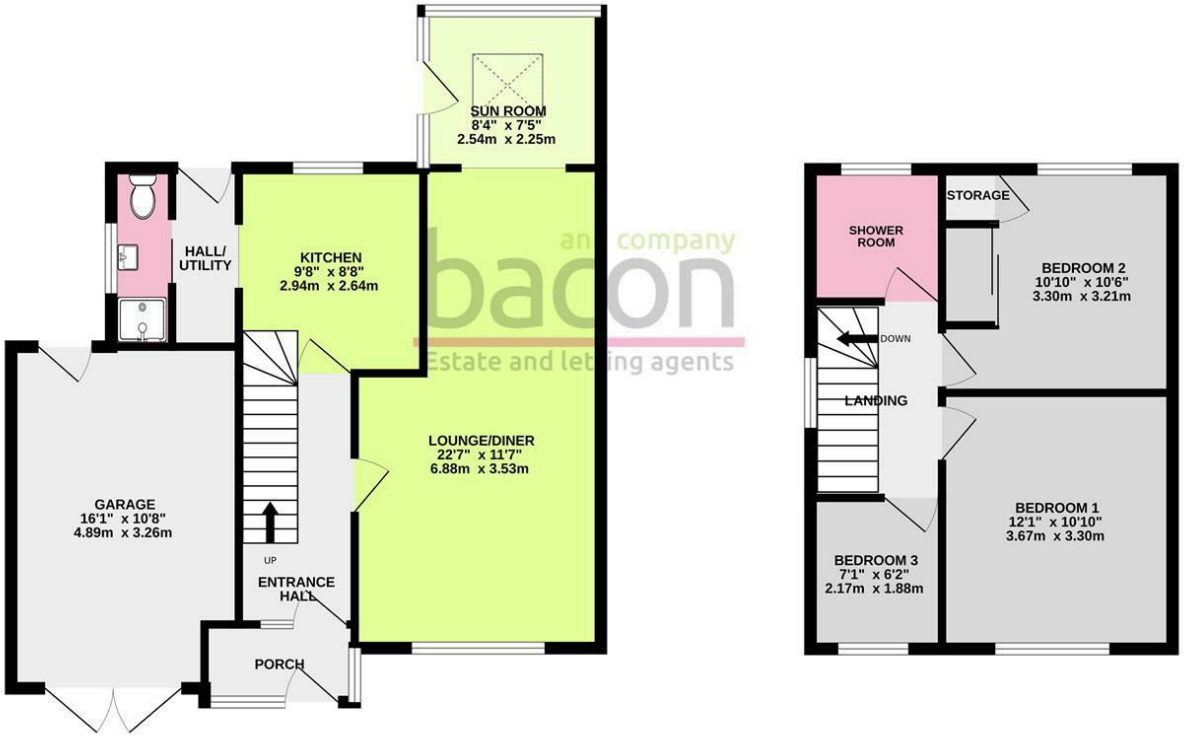
Front Garden
Borders of mature trees shrubs and bushes. The rest being laid to lawn.

Driveway
Hardstanding with parking for one vehicle.

Garage
4.90m x 3.25m max (16'1 x 10'8 max)
Power and light. Brick built. Two separate opening doors. Double glazed door with access from garden.

GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.

1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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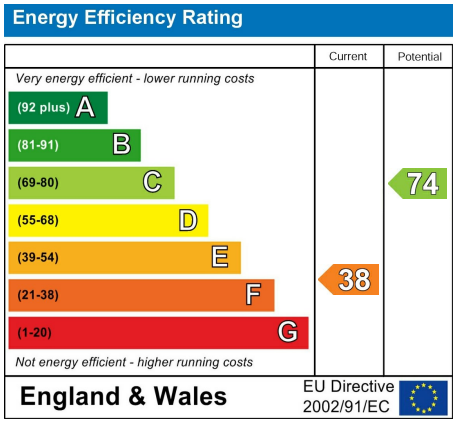

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore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

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