



## 72 GRINSTEAD LANE LANCING, BN15 9DZ

FREEHOLD

Guide Price £750,000 - £800,000. Beautifully presented and extended family home offering spacious and versatile accommodation.

The heart of the home is the impressive open plan kitchen/dining space which flows into the stunning double aspect ground floor extension, creating a superb additional living area with vaulted ceiling and bi-folding doors opening onto the west facing rear garden.

Further accommodation includes a separate bay fronted living room, walk-in larder, utility room, cloakroom, and ground floor bedroom/study. Upstairs are four generous double bedrooms, including the principal suite with en-suite shower room, alongside a luxurious family bath/shower room and striking mezzanine landing.

Outside, the property benefits from a garage, off street parking for multiple vehicles, and an attractive west facing rear garden extending to approximately 100ft.

# Nicholas James

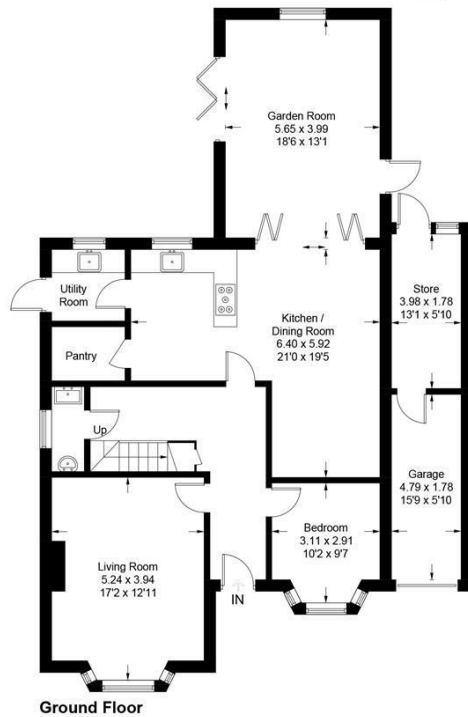
SALES LETTINGS AUCTIONS



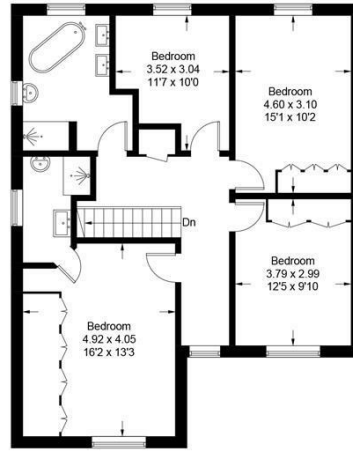


# Grinstead Lane

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft  
 Outbuildings = 26.8 sq m / 288 sq ft  
 (Including Garage)  
 Total = 216.1 sq m / 2326 sq ft



Ground Floor



First Floor

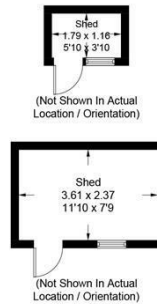


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1298629)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |
|   |  | 70                      | 81        |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales  
 Ground Floor 8 The Drive  
 Hove  
 East Sussex  
 BN3 3JA

01273 917915  
 hello@nicholasjamesproperty.co.uk  
 www.nicholasjamesproperty.co.uk

# Nicholas James

SALES LETTINGS AUCTIONS