



Lancing

17 Orchard Way, Lancing, West Sussex, BN15 9ED

Offers Over £400,000 Freehold

Michael
Jones
& Bacon

- Refurbished to a High Specification
- Open Plan Kitchen/Diner/Living Room with Bi-Folds Opening onto Rear Garden
- Three Bedrooms
- Luxury Bathroom/Shower Room/WC
- Utility Room
- Rear Garden which has been Landscaped to High Standard with Feature Pond
- Enclosed Hot Tub Area

The accommodation in more detail comprises as follows:

Composite door with feature vertical stained glass inset opening to:

ENTRANCE HALLWAY

Levelled and covered ceiling with hatch providing access to loft space, radiator, luxury wood effect flooring, opening to:

OPEN PLAN KITCHEN/DINER/LIVING ROOM

KITCHEN

23'11" (7.3) x 23' (7) narrowing to 14'2" (4.32) AEG four ring induction hob incorporating induction wok burner, inset to marble effect work surface with matching upstand, an array of drawers below, eye level double Neff electric oven, integrated fridge/freezer, further work surface with inset porcelain work surface, mixer tap with detachable hose, integrated dishwasher below with an array cupboards, wall mounted cupboards with one housing filter hood, space for dining table, double glazed opaque door opening to side access, luxury wood effect flooring.

LIVING AREA

Levelled and covered ceiling, radiator, contemporary wood effect flooring, bi-folds opening to rear garden.

MASTER BEDROOM

10'11" x 9'10" (3.33m x 3m) Levelled and covered ceiling with inset spotlighting, luxury wood effect flooring, radiator, opaque glazed window to side aspect, opening to storage area which could be utilised as walk in wardrobe and further provisions have been made for a shower room/wc (subject to necessary planning consent), uPVC double glazed windows to front and rear aspect.

BEDROOM TWO

14'6" x 10'10" (4.42m x 3.3m) Levelled and covered ceiling, built in wardrobe with sliding doors, partly mirrored, uPVC double glazed window to front aspect, two frosted uPVC double glazed windows to side aspect.

BEDROOM THREE

12'5" x 8'11" (max) (3.78m x 2.72m (max)) Levelled and covered ceiling, radiator, built in wardrobe with part mirror fronted sliding doors, uPVC double glazed bay window to front aspect.

LUXURY BATHROOM/WC

Double ended contemporary roll top bath with recess mixer tap, curved corner shower cubicle with independent thermostatically controlled mixer tap, wash hand basin inset into vanity unit, ladder style chrome radiator, close coupled WC, part tiled walls, tiled floor, controllable mood lighting, opaque window to side aspect, levelled and covered ceiling.



OUTSIDE & GENERAL

Brick built utility room with space and plumbing for washing machine, access to filter room.

REAR GARDEN

Having been landscaped with luxury marble effect paving, Koi carp pond with feature contemporary bridge over with cascading waterfall, ornamental flower and shrub borders, covered shelter providing hot tub area, feature chimney breast with log burner inset, gate providing access to side passageway with gate leading to:

PRIVATE DRIVEWAY

Block paved with space for several vehicles.

Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.





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