

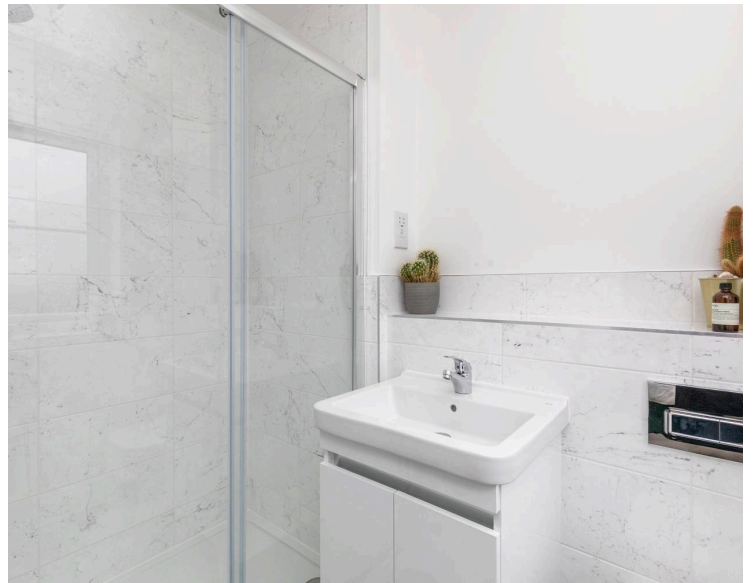


41 Gatekeepers Drive, Lancing – BN15 9FU

£350,000 Freehold

Stylish, contemporary and opening onto a south facing garden. Impressive three bedroom semi-detached home with leafy views and off-road parking. A large lounge and kitchen/diner are ideal for family life, and a superb main bedroom has a deluxe en suite.

 **MATTHEW
ANTHONY**
Incorporating Stafford Johnson



Step Inside

Set within a prized modern development by Cala Homes that sits nestled within the surrounding greenery, this is a home that's ready for you to simply move in and unpack.

The simplicity of a pared-back aesthetic generates a calm and cohesive backdrop to daily life, while the notably generous layout has a free flowing feel and plenty of scope to incorporate a home office if you need one.

Behind the shelter of a canopied doorway an immaculate entrance hallway instantly prompts a great sense of privacy to a ground floor that's been designed with modern family life in mind. Its recessed coat cupboard and stylish cloakroom sit sleekly back without intruding on the dimensions, while the timber tones of the flooring lead the way to a superbly sized kitchen/diner where it's easy to imagine everything from school day breakfasts to evenings impressing friends with your latest signature dish. The considered u-shaped kitchen is appointed with a first class array of integrated appliances that includes an eye-level oven, hob and fridge freezer, and the large dimensions of the dining area easily accommodate a family sized table with room to spare for a piano or desk.

Venture further and you'll find that this impressive space connects to a lounge filled with sunlight and leafy views from French doors framed by full height windows. Plush carpeting keeps things cosy and welcoming underfoot and the French doors give you every opportunity to filter out onto the patio of a south facing garden.

Upstairs a central landing unfolds onto a trio of bedrooms that echoes the outstanding level of presentation. Sitting peacefully to the rear an impeccable main bedroom extends out across the full width of the house creating a truly relaxing retreat at the end of the day. Wide windows give views of the nearby fields, fitted sliding door wardrobes continue the pared-back yet contemporary design and a deluxe en suite shower room with veined tiling adds the perfect finishing touch.

Two further bedrooms have the flexibility to cater for a growing family as well as anyone longing for a dedicated home office, and together they share a luxury family bathroom where a full size bath with an overhead shower is arranged in a sophisticated stone tile setting.

Step Outside

The French doors of the lounge make it easy to step out into the sunshine and enjoy al fresco dining or siestas on the landscaped patio of a south facing garden. High timber fencing creates a cherished measure of privacy without interrupting the views of the neighbouring trees and greenery, while an established lawn gives children a chance to play.

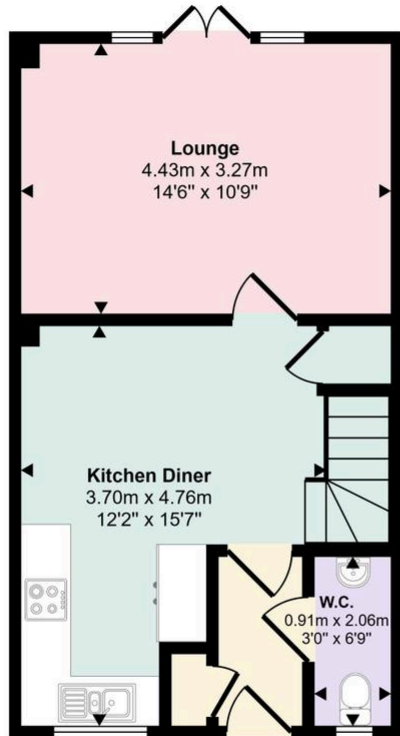
At the front of the property resident parking bays provide the added bonus of off-road parking.

In Your Local Area

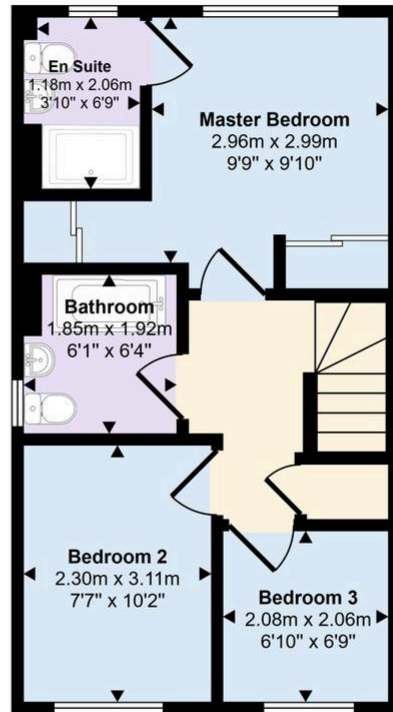
Perfectly placed for ease of access to the A27, the beach and South Downs, Gatekeepers Drive offers every



Approx Gross Internal Area
74 sq m / 795 sq ft



Ground Floor
Approx 37 sq m / 394 sq ft



First Floor
Approx 37 sq m / 401 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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