



Shadwells Close, Lancing

Price
£250,000
Freehold

- Two Bedroom End Of Terrace Freehold House
- Close To Local Transport Links
- No Ongoing Chain
- Modernisation Required
- EPC Rating - TBC
- Westerly Aspect Rear Garden
- 0.5 Miles To Lancing Village Centre
- Ideal First Time Buy Or Buy To Let Investment
- Call Now To Book Viewings
- Council Tax Band - B

We welcome to the market this two bedroom end of terrace house with a good size garden and garage in a secluded close within easy reach of Lancing Village Centre. Internally the property would benefit from some modernisation and would suit a first time buyer or buy to let investor. The property is offered for sale with no ongoing chain call now to arrange your viewing!

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Porch

UPVC double glazed porch leading to:

Front Door

Leading to

Entrance Hall

stairs to first floor, opening to:

Lounge 9'06 x 13'07 (2.90m x 4.14m)

Carpet, double glazed windows, radiator, opening to:

Kitchen 13'11 x 9'04 (4.24m x 2.84m)

Vinyl flooring, range of eye level and base level cupboards with work surfaces over, space for fridge freezer, space for washing machine, integrated oven with hob and extractor fan over, stainless steel sink and drainer, storage cupboard, double glazed window and door to garden

First Floor

Bedroom One 13'11 x 8'05 (4.24m x 2.57m)

Carpet, radiator, 2 x double glazed windows, built in wardrobe.

Bedroom Two

Carpet, radiator, built in wardrobe, double glazed window

Bathroom

Vinyl Flooring, low level flush w/c, wash hand basin, walk in shower cubicle, double glazed window, radiator

Outside

Rear Garden

Mainly laid to lawn, enclosed by fencing

Front

laid to lawn with path

Garage

En-bloc, up and over door



3-7 South Street, Lancing, West Sussex, BN15 8AE

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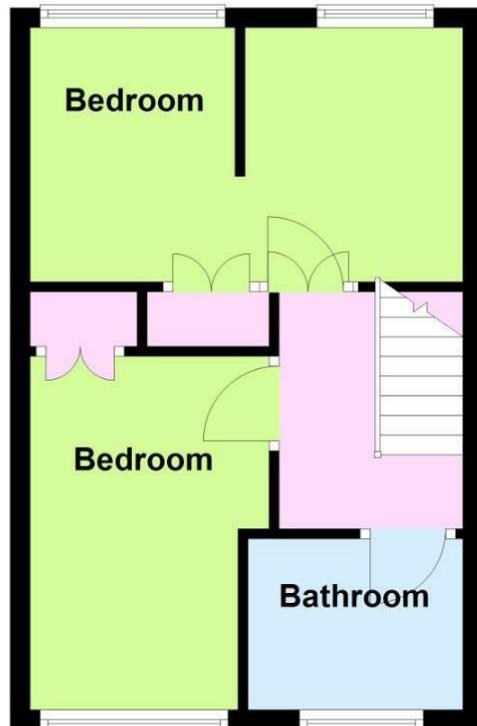
Ground Floor

Approx. 31.6 sq. metres (339.7 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 61.8 sq. metres (665.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.