

Freehold - Offers In Excess Of £350,000



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Description

Robert Luff & Co are delighted to welcome to the market this recently refurbished three bedroom semi-detached family home in a popular location close to Lancing Beach and Widewater Lagoon. This property benefits from a rear extension which has created a large open plan kitchen dining room ideal for entertaining or family dinners and leads conveniently outside to a South Facing rear garden. Also on the ground floor is a separate lounge with three bedrooms on the first floor and a family bathroom. Positioned close to the A259 this property offers easy access to local bus routes including the N700 which services Brighton to Arundel every 10 minutes, additionally Shoreham By Sea is less than a mile to the East and offers an array of popular restaurants bars and amenities including a mainline train station, a beautiful beach and port.

Key Features

- Extended Three Bedroom Family Home
- Moments To Lancing Beach & Shoreham By Sea
- Easy Access To Local Bus Routes
- Open Plan Kitchen Dining Room
- EPC - D
- South Facing Rear Garden
- Catchment For 'Outstanding' rated Seaside Primary
- Near To Local Amenities
- Off Road Parking
- Beautifully Presented Throughout





Front Door
leading to:

Lounge
Double glazed window to front,
carpet, stairs to first floor, door
to:

Kitchen/Dining Room
Laminate flooring, double glazed
window, double glazed patio
doors, range and eye and base
level units with fitted oven, hob
with extractor fan over, sink
drainer with mixer tap over,
double glazed sky light.

First Floor
Landing

Bedroom One
Laminate flooring, double glazed
window, radiator

Bedroom Two
Carpet, double glazed window,
radiator

Bedroom Three
Carpet, double glazed window,
radiator

Bathroom
Vinyl flooring, bath with shower
over, wash hand basin, low level
flush w/c, double glazed window

Outside

South Facing Rear Garden
Enclosed by fencing with rear

access via a gate, mainly laid to
lawn with flower beds and patio
area

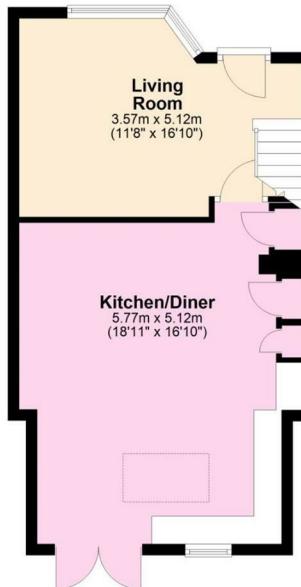
Off Road Parking
Dropped kerb laid to hard stand



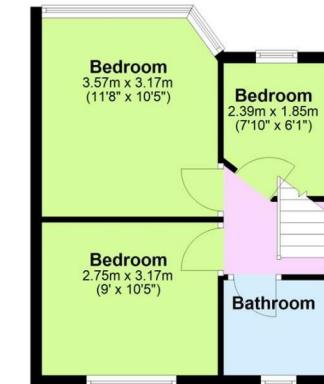


Floor Plan West Way

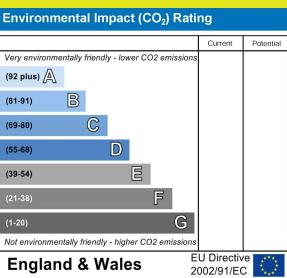
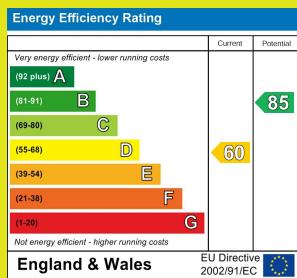
Ground Floor
Approx. 44.8 sq. metres (482.0 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.2 sq. feet)



Total area: approx. 75.8 sq. metres (816.2 sq. feet)



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.

