



Guide Price  
£300,000  
Freehold

## Brierley Gardens, Lancing

- Family Home
- Three Bedrooms
- Through Lounge/Diner
- South Facing Garden
- Garage En-Bloc
- Well Presented
- Gas Central Heating
- Double Glazing
- EPC: C

\*\*\*GUIDE PRICE £300,000 - £315,000\*\*\* Robert Luff & Co are delighted to offer this WELL PRESENTED family home, ideally located in a small residential Cul-de-sac within easy walking distance of Lancing village centre & mainline station. The accommodation features: Entrance hall, THROUGH LOUNGE/DINER, kitchen, first floor landing, THREE BEDROOMS and family bathroom. Outside, there is an attractive SOUTH FACING REAR GARDEN and a GARAGE en-bloc. VIEWING A MUST!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Entrance Hall

Front door, laminate flooring, cupboard housing electric meter, radiator.

### Lounge/Dining Room 26' max x 12'10" max (7.92m max x 3.91m max)

Double glazed bay window to front, double glazed patio doors to rear, coving, television aerial point, two radiators, laminate flooring.

### Kitchen 10' x 7' (3.05m x 2.13m)

Double glazed window to rear, range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven, gas hob, extractor hood, space and plumbing for washing machine & dishwasher, wall mounted combination boiler.

### First Floor Landing

Stairs from entrance hall, coving, loft access.

### Bedroom One 14' x 9'7" (4.27m x 2.92m)

Double glazed bay window to front, coving, wardrobe, radiator.

### Bedroom Two 10' x 8' (3.05m x 2.44m)

Double glazed window to rear, coving, wardrobe, radiator.

### Bedroom Three 9'6" x 6'1" (2.90m x 1.85m)

Double glazed window to front, built in cabin bed, radiator.

### Bathroom

Fitted suite comprising: Double ended bath with mixer tap and electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, double glazed window to rear.

### Outside

#### South Facing Rear Garden

Crazy paved patio, lawn, fence enclosed, rear access via gate.

### Garage

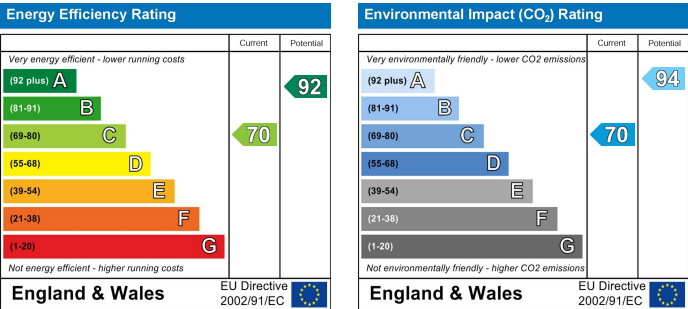
En-bloc, up & over door.



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

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