



Roberts Road, Lancing, BN15 8AR

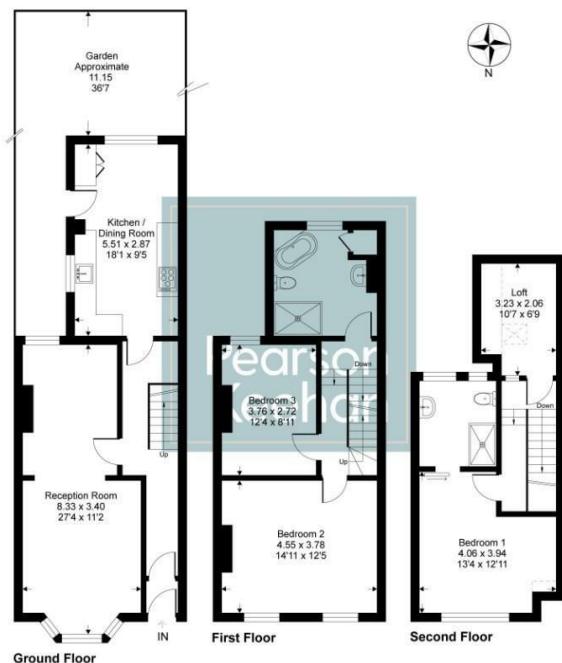
Guide price £400,000 - Freehold

Pearson  
Keehan



### Robert's Road, BN15

Approximate Gross Internal Area = 128 sq m / 1378 sq ft  
(excludes restricted head height)



This floor plan is for representation purposes only as defined by the RICS Code of Measuring Practice (and IPMS where required) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Guide Price: £400,000-£425,000

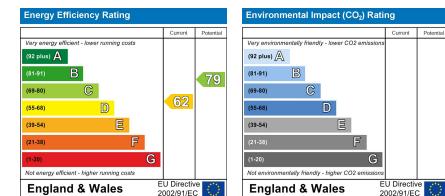
A lovely three bedroom terraced house situated in this popular residential location being moments from the extremely sought after Beach Green and Perch restaurant as well as being within an easy reach to Lancing Village centre where you can find a wide range of shopping facilities and amenities.

This charming house offers well proportioned accommodation throughout, briefly comprises through lounge/dining room, kitchen/breakfast room at the rear of the property providing access out onto the rear garden.

On the first floor, bedrooms two and three are found which both benefit from being good size double rooms and spacious family bathroom which enjoys both bath and shower facilities.

The main bedroom is found on the second floor with modern en-suite bathroom with free standing bath.

The rear garden is the desired south facing aspect, mainly laid to lawn with patio section perfect for seating and those summer BBQ's.



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