



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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84 West Way

, Lancing, BN15 8NB

Guide price £230,000

Freehold Council Tax Band



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## 84 West Way , Lancing, BN15 8NB

James & James Estate Agents are pleased to market this two bedroom semi detached bungalow in West Way in Lancing. West Way is situated on the Hasler estate just off Brighton Road and is just a short walk from the Lancing Beach and the Widewater Lagoon. The property also has the benefit of being close proximately to shops and access to public transport along Brighton Road.

In brief, the accommodation comprises lounge, kitchen diner, two bedrooms and a bathroom. Externally there is a West facing rear garden, front garden, private drive and garage.

The property is in need of complete refurbishment throughout and is a great opportunity for those who enjoy a project.

- Semi detached bungalow
- Two bedrooms
- Kitchen diner
- West facing rear garden
- Garage
- Private drive
- Chain free
- Complete refurbishment required





Porch

Lounge

12'8" into bay x 10' (3.86m into bay x 3.05m)

Kitchen Diner

15'1" x 9'1" (4.60m x 2.77m)

Bedroom One

12'5" x 9'11" (3.78m x 3.02m)

Bedroom Two

11' x 7'2" (3.35m x 2.18m)

Shower Room

Outside

West Facing Rear Garden

Front Garden

Private Drive

Garage

## Floor Plan



## Viewing

Please contact our James & James Estate Agents Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

