



The Broadway, Lancing, BN15 8NY
Offers Over £375,000



An imposing three bedroom semi-detached property located across the road from the beach, benefitting two reception rooms, modern kitchen with exposed brick, sunroom, garage and off road parking, offering a charming and versatile living space close to amenities. Potential to extend subject to permissions.



Key Features

- Semi detached family home
- Three bedrooms
- Open-Plan westerly aspect lounge
- Exposed brick hallway for character
- Sunroom to unwind and enjoy sunlight
- Modern fitted kitchen with natural light
- Off road parking
- Garage
- Potential for extension subject to permissions
- Close to beach and amenities



3 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

This neutrally decorated semi-detached property located on the border of Shoreham/Lancing is now available for sale. Ideal for families and couples, this home boasts two reception rooms, perfect for entertaining guests or relaxing with loved ones. The open-plan westerly aspect lounge provides a bright and welcoming space, opening up into and offering versatility as a dining area/further reception.

The property features a modern fitted kitchen with plenty of natural light with a door out into the sun room, benefitting integrated appliances and space for fridge/freezer. The exposed brick hallway adds character to the home, creating a unique and charming atmosphere. Additionally, there is a sunroom opening out onto the garden.

With three bedrooms, including two double bedrooms and one single bedroom, there is ample space for a growing family or for guests to stay over. The bathroom is equipped with a P-shaped bath and a modern white suite, providing a stylish and relaxing environment.

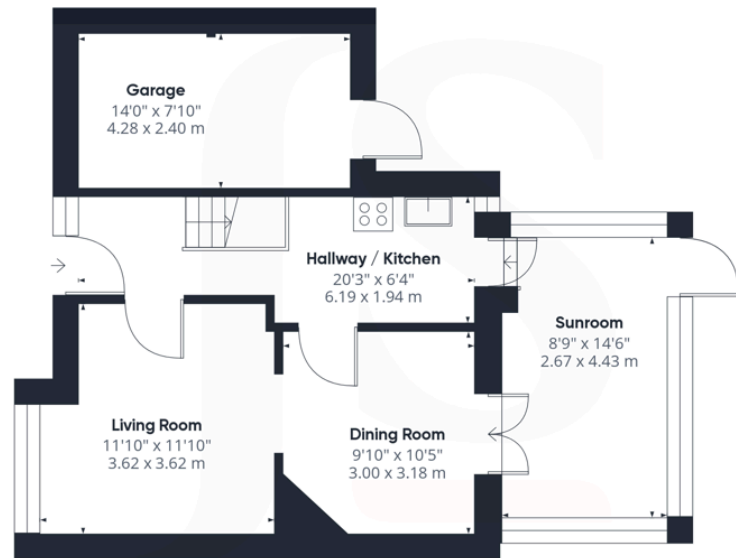
EXTERNAL

To the front of the home is laid to lawn and hardstanding suitable as off road parking for several vehicles. Access to the garage, with power and space and plumbing for washing machine. A low maintenance rear garden is fence enclosed with mature shrubs and rear access to the garage.

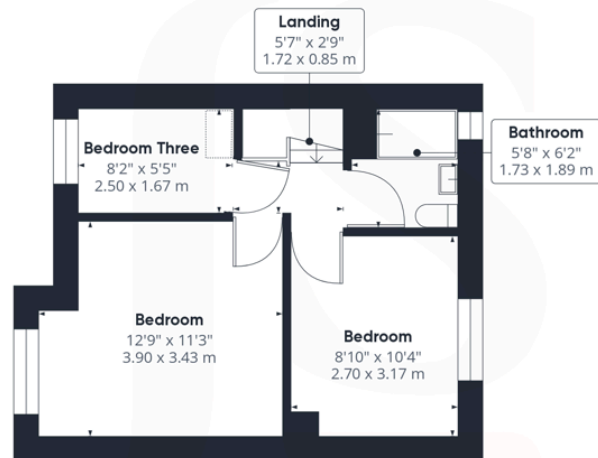
SITUATED

Situated close to local amenities, nearby parks, and the beach, this property offers convenience and access to outdoor spaces. The Brighton Road is closeby offering access to Brighton or Worthing. Don't miss the opportunity to make this lovely property your new home in this desirable location.





Floor 0



Floor 1

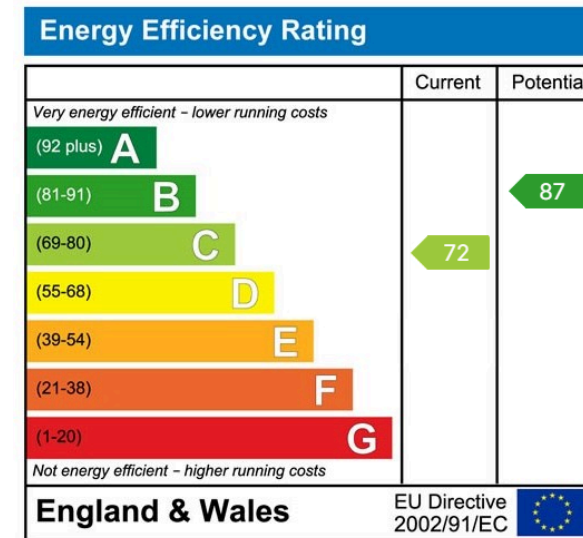


Approximate total area⁽¹⁾
 912.18 ft²
 84.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.