



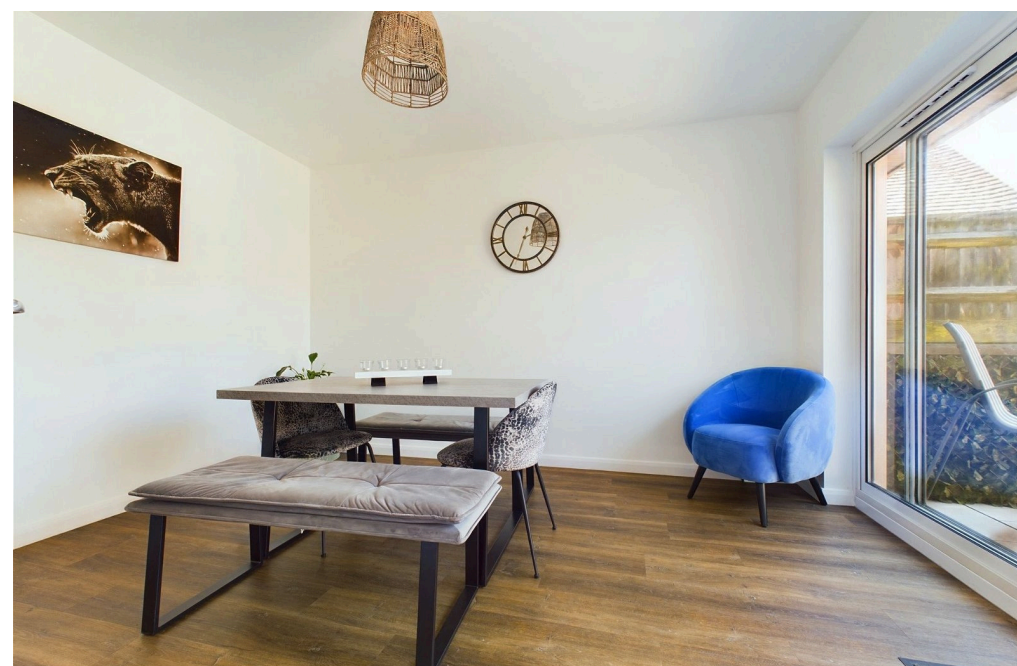
Alexandra Road, Lancing, BN15 8EJ

Offers Over £475,000





A deceptively spacious and beautifully presented three bedroom house with well proportioned rear garden, ample off road parking and being beautifully presented throughout. Being conveniently situated within walking distance to the beach and in a cul-de-sac.



# Key Features

- Semi Detached House
- Three Bedrooms
- Ample Off Road Parking
- Garage
- Generous Walled Garden
- Beautifully Presented Bedroom
- Modernised Throughout
- Flexible Living Accomodation
- Cul De Sac Location Close To Beach
- Viewing Is A Must



**3 Bedrooms**



**1 Bathrooms**



**1 Reception Room**

## INTERNAL

The property is approached via a door to the side of the house and entry into a beautifully spacious hallway with stairs up to the first floor and doors to ground floor rooms and good sized storage cupboard. The sitting room being spacious and offering a southerly aspect bay window. To the rear of the home is the modern fitted kitchen, benefitting a range of eye and base level units, door to give side access and benefitting integrated appliances to include dishwasher, fridge/freezer, washing machine and oven with hob over. On this floor there is also a further room, currently comprised as a dining room but could make an ideal downstairs bedroom with double doors out onto the garden. The first floor benefits two double bedrooms. Both of these rooms are then service by a modern bathroom comprising P shaped bath with shower over, sink inset vanity unit and wc.

## EXTERNAL

To the front the property benefits a gated entrance onto hardstanding area suitable for several vehicles off road parking. With access to the garage, with up and over door and gate into the rear garden. The rear garden is mainly laid to lawn being wall enclosed and benefitting a patio area suitable for table and chairs.

## SITUATED

In the sought after popular private location within a Cul-de-sac in lancing, a short walk from the beach. Lancing Village and mainline railway are within walking distance and there are convenient bus routes providing easy access to Brighton and/or Worthing. Within catchment for Seaside Primary School.





## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

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.