



3 Mulberry Close | Lancing | BN15 9ST  
Offers In The Region Of **£325,000**





Available to the market for the first time in over 45 years, this two bedroom end of terrace home benefitting from separate garage, westerly aspect garden and being situated within close proximity to Lancing Town and train station.



Property details:

## Key Features

- Two Generous Bedrooms
- End Of Terrace Family Home
- Westerly Aspect Garden
- Garage
- Opportunity To Modernise
- Generous Kitchen/Breakfast Room
- Close To Town
- Close To Train Station



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

Entry into a storm porch, suitable for hanging coats and shoes with a door into the sitting room. A generously proportioned sitting room has a gas fire and has a door leading into the inner hallway with stairs leading up to the first floor and a further door into the kitchen/breakfast room. This room benefits a westerly aspect with a range of eye and base level units and space for dining table and chairs with door leading into the garden. The first floor landing benefits loft access and doors to two bedrooms, both being of good size and being serviced by the bathroom.

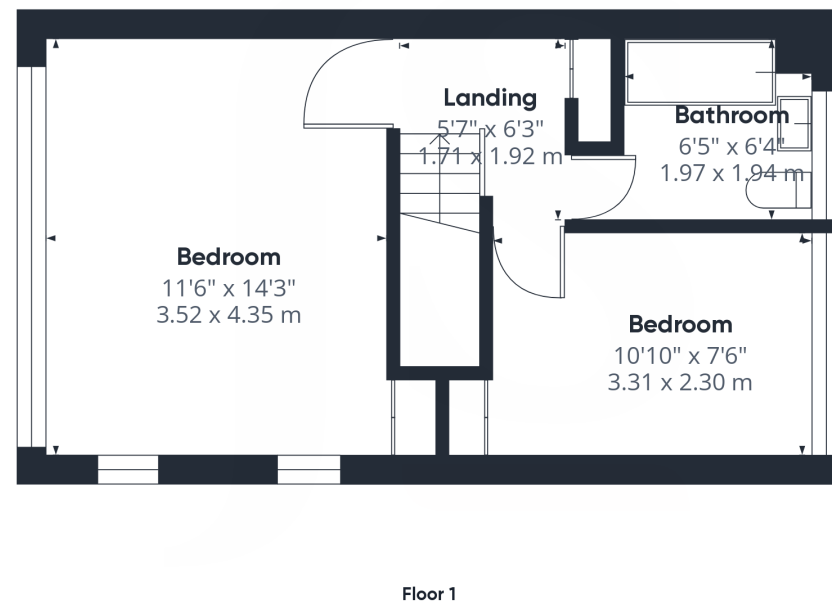
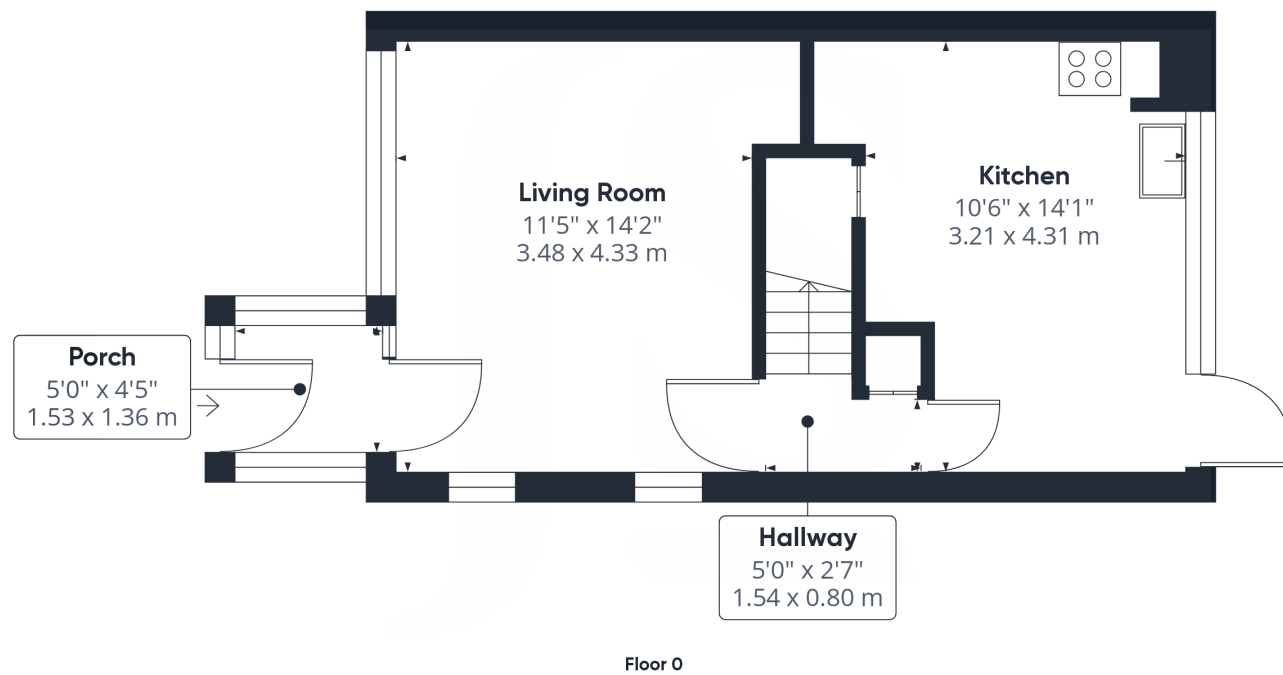
### EXTERNAL

The front of the property benefits a hardstanding area, with path to front door. To the side is a lawned and shingle area, being owned by this property. To the rear is a low maintenance sun trap rear garden with a westerly aspect. There is also a single garage.

### LOCATION

The property is located within walking distance to Lancing Village, Seaside Primary School, Lancing train station, so getting to Worthing, Brighton or even London is within easy reach. The A27 is also close by which is perfect if you are a daily commuter.



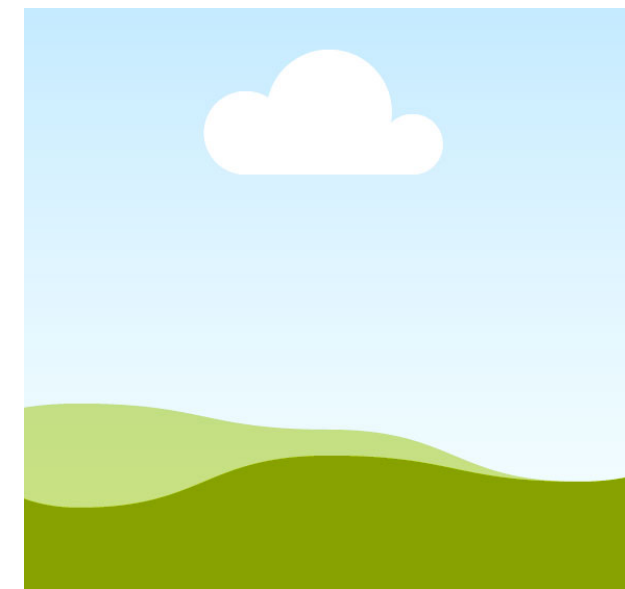


Approximate total area<sup>1)</sup>  
703.43 ft<sup>2</sup>  
65.35 m<sup>2</sup>

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.