



West Lane, Lancing, BN15 9RS
Offers in the Region of £340,000



A conveniently located three bedroom semi-detached property spanning over three floors and benefitting off-road parking, and a westerly aspect garden with outbuilding, offering flexible living arrangements for families or individuals and being offered to the market chain free.



Key Features

- Neutrally decorated semi-detached property
- Three double bedrooms
- Three double bedrooms providing cosy retreat
- Convenient downstairs WC for practicality
- Off-road parking
- Westerly aspect garden for outdoor space
- Conveniently located near local amenities
- Chain free



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

This neutrally decorated semi-detached property, conveniently located near local amenities, within walking distance to shops and close to the train station, offering comfortable living for a family or individuals.

The house features three double bedrooms, each providing a cosy retreat. Additionally, the property boasts a convenient downstairs WC, enhancing the practicality of everyday living. The layout of this property allows for a flexible living arrangement, allowing the new owners to tailor the space to their needs and preferences.

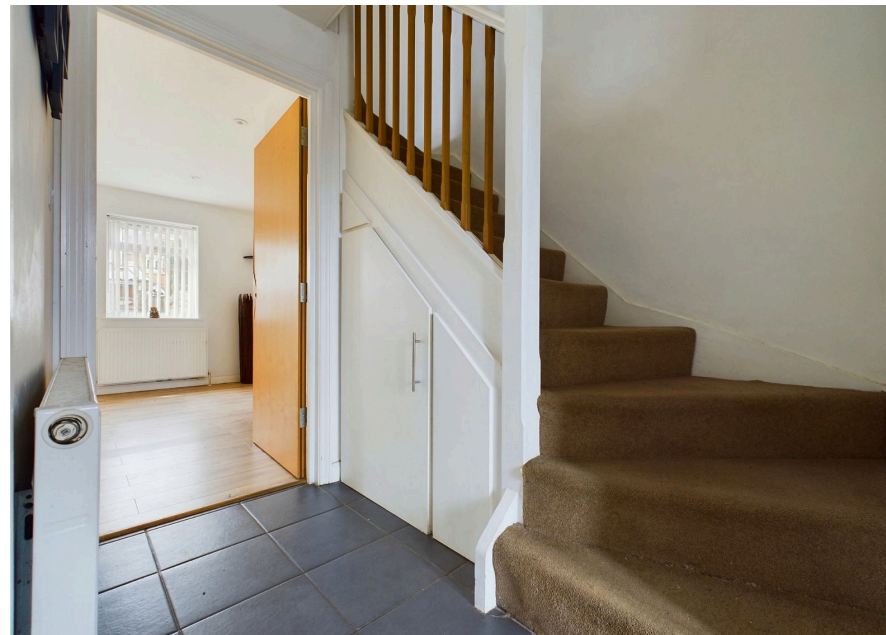
Whether you're looking for a family home or a property with ample space for guests, this three-bedroom house offers a blend of comfort and convenience. Don't miss the opportunity to make this property your own and enjoy all the benefits it has to offer.

EXTERNAL

A standout feature of this home is the off-road parking, ensuring convenience for residents and guests alike. The westerly aspect garden provides a lovely outdoor space to enjoy the sunshine and relax. An outbuilding to the bottom of the garden is versatile and could be used for storage or even a home office.

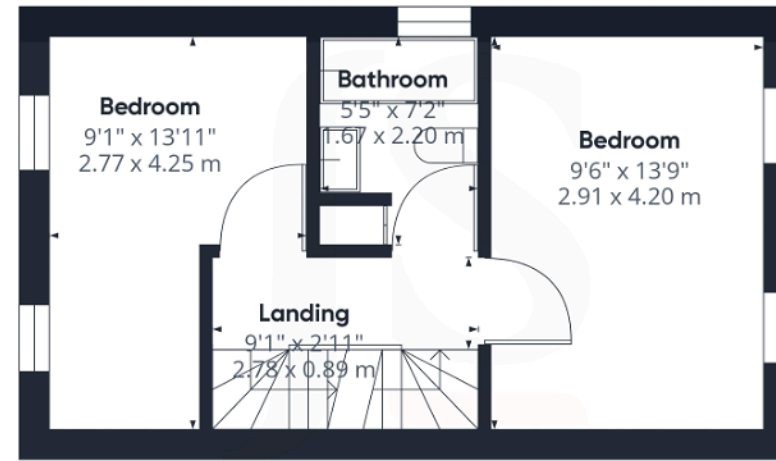
SITUATED

West Lane is situated approximately half a mile from Lancing train station and Lancing village which offers a variety of amenities, shops and cafes. Monk's recreational ground is within walking distance and local schools are close by. The A27 and A259 are within ease of access making commuting to Worthing, Brighton or even London a breeze.





Floor 0 Building 1



Floor 1 Building 1



Approximate total area⁽¹⁾

992.51 ft²
92.21 m²

Reduced headroom

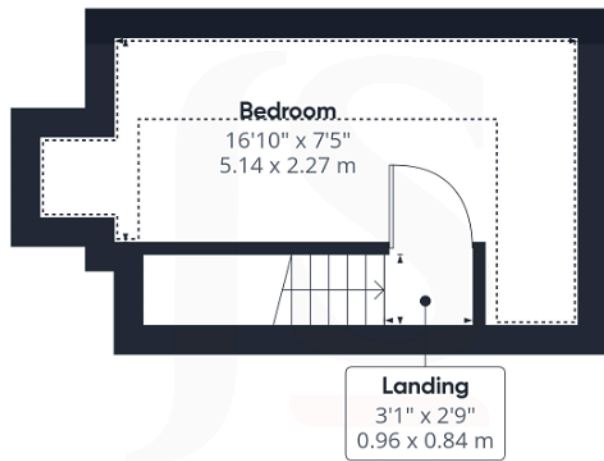
86.64 ft²
8.05 m²

(1) Excluding balconies and terraces

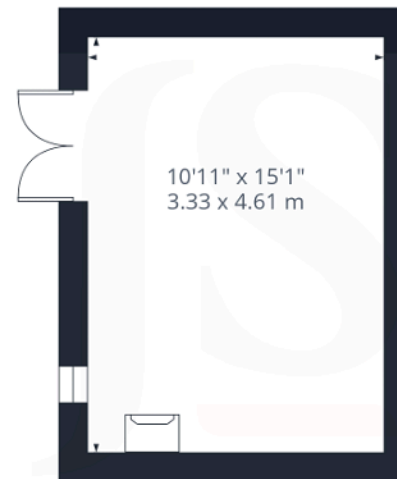
Reduced headroom (below 1.5m/4.92ft)

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



Floor 2 Building 1



Floor 0 Building 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.