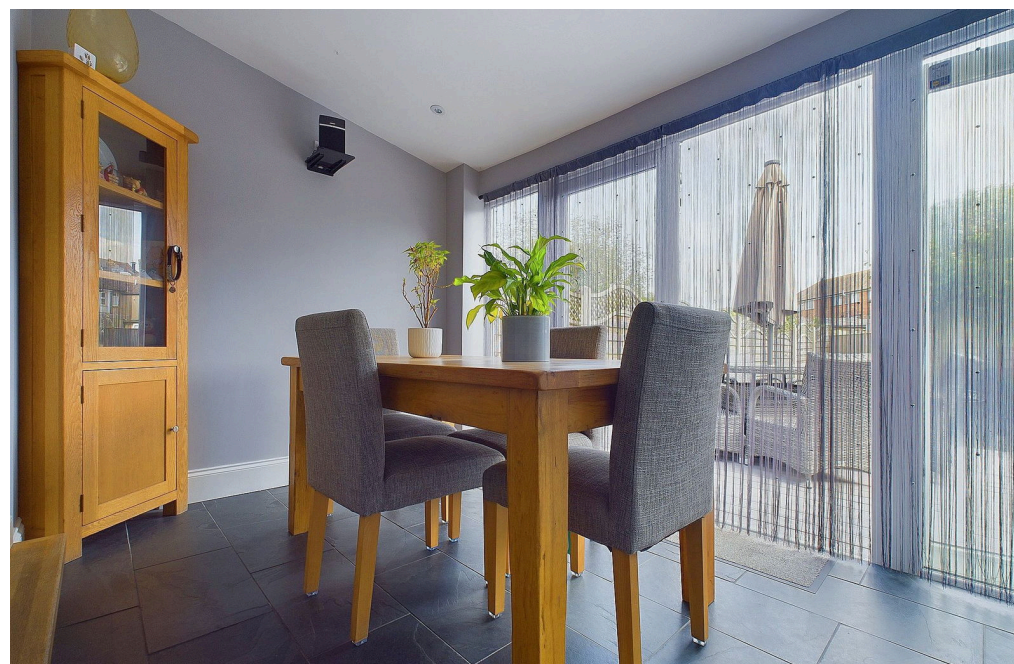




The Broadway, Lancing, BN15 8LT
Offers Over £375,000



An extremely well presented three bedroom extended semi detached house close to Lancing seafront and Widewater Lagoon, with modern fitted kitchen, refitted ground floor shower room and family bathroom, the property also benefits from off road parking and garage. Close to the beach viewings recommended.



Key Features

- Semi Detached House
- Three Bedrooms
- Lounge
- Modern Fitted Kitchen
- Dining Area
- Utility Room
- Modern Fitted Bathroom
- Ground Floor Shower Room
- Off Road Parking & Garage
- Close To Beach



3 Bedrooms



2 Bathrooms



2 Reception Rooms

INTERNAL

The front door opens into a welcoming entrance hall with doors stairs leading to the first floor with storage cupboards beneath. From the hallway to the front of the property is the lounge with a north / westerly aspect bay window. The modern kitchen is fitted with a range of matching wall and base units, with worksurfaces, integrated induction hob with extractor fan above, eye level double oven, ceramic 1 1/2 bowl drainer with mixer tap and dishwasher, the is also space for an American style fridge freezer. The kitchen opens into a dining area where there is space for table and chairs with double doors opening to the rear garden, the utility room is accessed from the dining area and benefits from fitted wall and base units with worksurface, space and plumbing for washing matching and tumble drier and an additional integrated fridge and freezer. From the entrance is a modern shower room benefiting a corner shower cubicle and vanity unit with W.C and hand wash basin with storage beneath.

On the first floor there are three bedrooms with the primary bedroom having fitted wardrobes and drawers. The fully tiled family bathroom consists of a modern white suite with p-shaped bath with shower over, button flush W.C and hand wash basin with storage beneath.

EXTERNAL

The front of the property is laid to hardstanding proving ample off road parking for several vehicles and leads to the garage / workshop. The rear garden has a south / easterly aspect with a raised composite decked seating area with the remainder laid to patio and hardstanding for ease of maintenance with gated side access to the front of the property. The garage has an up and over door with power and light with additional storage area to the rear that has double doors opening into the rear garden.

SITUATED

Local amenities can be found in the immediate vicinity with Widewater Lagoon and Lancing Beach a short walk away, Lancing and Shoreham train stations are both approximately 1.5 miles away, with bus stops on Brighton Road.





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.