



Larkfield Close, Lancing, BN15 8DP
Offers Over **£375,000**



A three bedroom corner plot end of terrace home, within this popular location, close to the beach and within school catchment. Particular benefits include three bedrooms, separate wc, westerly aspect lounge and viewings come highly recommended.



Property details:

Key Features

- Three Bedroom
- End Of Terrace Family Home
- Corner Plot Garden
- Off Road Parking
- Kitchen/Breakfast Room
- Separate WC
- Close Proximity To School/Beach
- Viewing Recommended



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property is approached directly into the hallway with door into the lounge and stairs up to the first floor, suitable space for shoes and coats. The sitting room benefitting a westerly aspect and a feature fire, also having access to understairs cupboard. An opening into the kitchen/breakfast room with a range of eye and base level units with space for appliances and sliding door leading out into the garden. The first floor comprises three bedrooms, the master bedroom has fitted sliding wardrobes. The bedrooms are then serviced by the family bathroom, comprising bath with overhead shower and sink inset vanity unit. Just next door is the separate wc.

EXTERNAL

To the front, the property benefits off road parking for several vehicles. The garden then surrounds the property, benefitting a southerly and easterly aspect. The rear garden benefits pergola with raised decking underneath, suitable for table and chairs. The remainder is laid to lawn with hedge border.

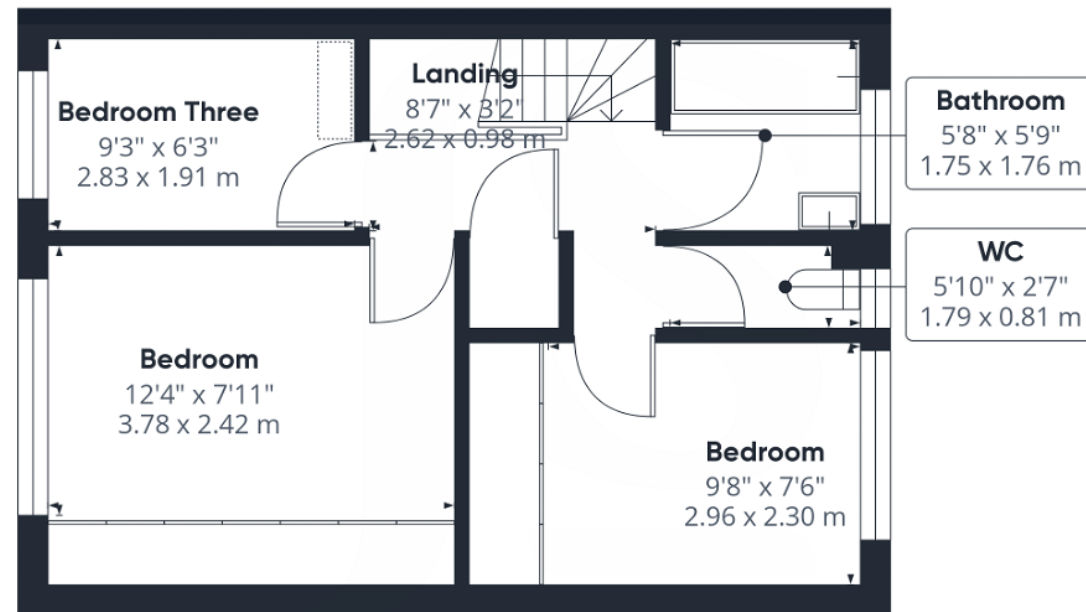
LOCATION

This family home is perfectly situated in the catchment area for Seaside Primary School and is walking distance from the local park, Lancing Village, the beach and of course Lancing's mainline train station.





Floor 0



Floor 1



Approximate total area¹⁾
777.87 ft²
72.27 m²

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.