



70 Halewick Lane | Lancing | West Sussex | BN15 0ND
Offers In Excess Of **£425,000**





We are delighted to be able to offer a semi detached house to the market. The property benefits from three bedrooms, re-fitted kitchen, refitted shower room, utility room and ground floor WC. The property also offers a generously sized rear garden, off road parking, detached garage and no on-going chain.



Key features:

- Semi Detached House
- Three Bedrooms
- Refitted Kitchen
- Separate Lounge & Dining Room
- Conservatory
- Utility Room
- Ground Floor WC
- Generously Sized Rear Garden
- Off Road Parking & Detached Garage
- No On Going Chain

 3 Bedrooms

 1 Bathroom

 1 Living Room

INTERNAL Front door leading into the entrance hall with doors to ground floor rooms and stairs rising to first floor. The dining room has a west facing bay fronted window and an opening into the lounge. The lounge has a door to the hall and door leading to the conservatory which overlooks and has access to the rear garden. The kitchen has modern wall and base units with built in oven, four ring electric hob, sink, drainer, intergrated dishwasher, space and plumbing for a washing machine, access to under stairs cupboard which has space for a fridge, access to meter cupboard and door leading to lean to; The lean to has doors leading to the front, rear garden, utility room and ground floor WC. The utility area has space for a tumble dryer. On the first floor there are three bedrooms and a storage cupboard. Bedroom one has a bay fronted window with built in wardrobes and bedroom two has access to the airing cupboard. The refitted bathroom has a walk in shower with glass screen, wash hand basin with storage below and vanity unit.

EXTERNAL To the front of the property it has been laid to lawn with wooden gate and pathway to front door. The rear garden is a generous size with different sections of the garden. Covered patio area providing space for table and chairs and covered storage, laid to lawn sections with wooden sleepers and mature shrubbery and floral borders, pathway leading to timber summer house and timber shed. There is also hardstanding providing off road parking in front of the detached garage.

SITUATED Halewick Lane is just over 1.5 miles from the train station in central Lancing which can take you to Worthing, Brighton or even London. The A27 is just down the road meaning that you've got easy access to the whole of the South Coast and both Heathrow and Gatwick airports. Perfectly situated near the South Downs National Park.

ENTRANCE HALL

LOUNGE 13'3" x 10'4" (4.04m x 3.15m)

DINING ROOM 13'3" x 10'5" (4.04m x 3.18m)

CONSERVATORY 10'5" x 7'5" (3.18m x 2.26m)

KITCHEN 9'11" x 7'2" (3.02m x 2.18m)

FIRST FLOOR LANDING

BEDROOM ONE 13'3" x 10'5" (4.04m x 3.18m)

BEDROOM TWO 13'3" x 10'4" (4.04m x 3.15m)

BEDROOM THREE 7'5" x 9'5" (2.26m x 2.87m)

BATHROOM

GROUND FLOOR WC

UTILITY ROOM

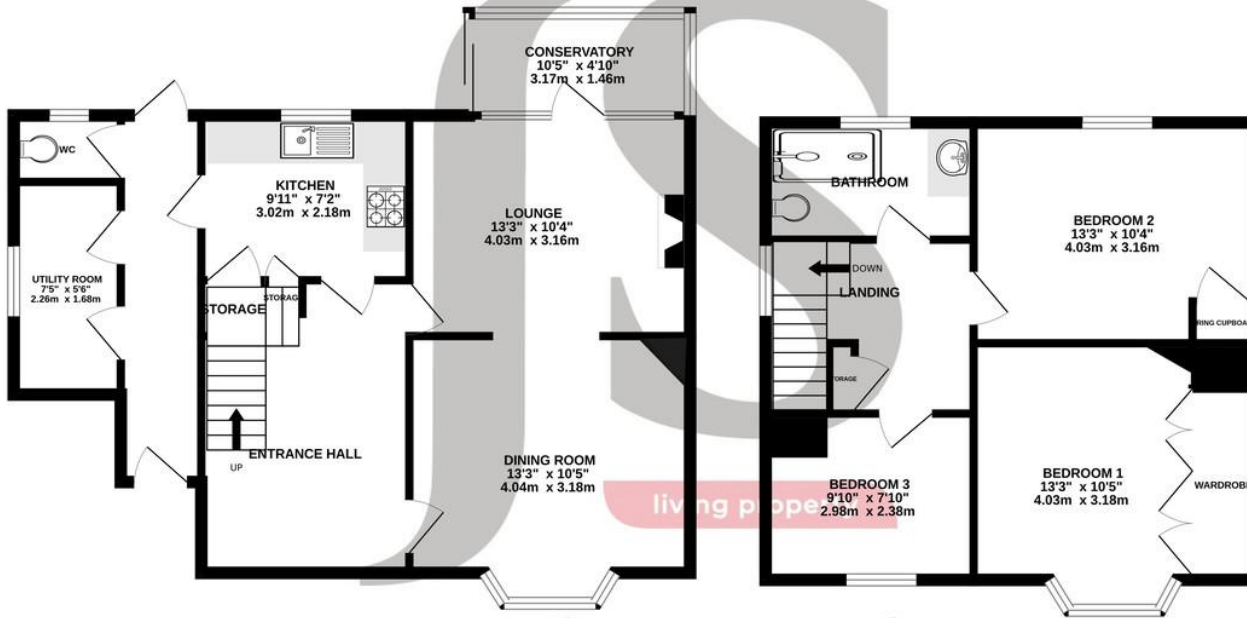
GARAGE

COUNCIL TAX BAND C



GROUND FLOOR

1ST FLOOR



Jacobs | Steel

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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%EPC TO FOLLOW L_330%

Property Details:

Floor Area: (TBC) – Floor area is quoted from the 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.