



West Way, Lancing, West Sussex, BN15 8NA
Offers in the Region of £350,000





A beautifully presented two bedroom semi-detached bungalow in this popular location on the border of Shoreham and within walking distance to the beach. Benefitting conservatory, off road parking, south facing garden and having potential to extend/convert (STNPC). Being offered chain free.

Key Features

- Great First Time Buy/Downsize
- Two Bedroom
- One Level Bungalow
- Off Road Parking
- Southerly Aspect Garden
- Fully Modernised
- Open Plan Kitchen/ Breakfast/ Dining Room
- Off Street Parking
- Chain Free
- Close To Beach



4 Bedrooms



1 Bathroom



2 Reception Rooms

INTERNAL

Entrance into this fantastic one level bungalow into the hallway, with doors to rooms. The lounge is to the rear of the property and benefits southerly aspect with sliding doors into the conservatory which opens onto the rear garden. The kitchen has a newly fitted range of fitted wall and base units and worksurfaces, integrated hob with extractor fan above and eye level oven. An opening provides access into a dining area with further storage and space for a dining table and chairs.

There are two bedrooms and a family bathroom with panel enclosed bath, hand wash basin and W.C.

EXTERNAL

The front is laid to hardstanding suitable for off road parking. The rear garden benefits a southerly aspect and has been laid to paving with lawned area to the rear and shed.

SITUATED

West Way is located in the popular West Beach Estate in Lancing. It has local bus stops along the Brighton Road which can take you into Worthing or Brighton in no time at all. The A259 is very close by, enabling access via car along the South Coast. Local shops are also close by. The beach is just across the road and Lancing train station is just over a mile and half away and Shoreham train station is just over 1.5 miles away allowing access to London Victoria and Gatwick Airport.





Approximate total area⁽¹⁾

681.15 ft²
63.28 m²

(1) 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: B

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.