



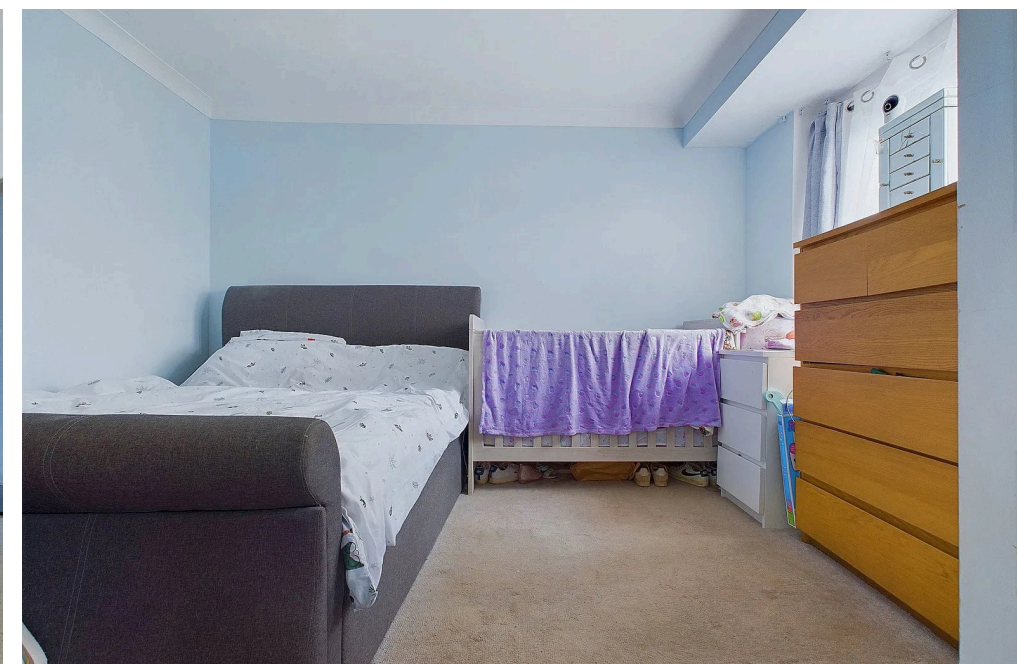
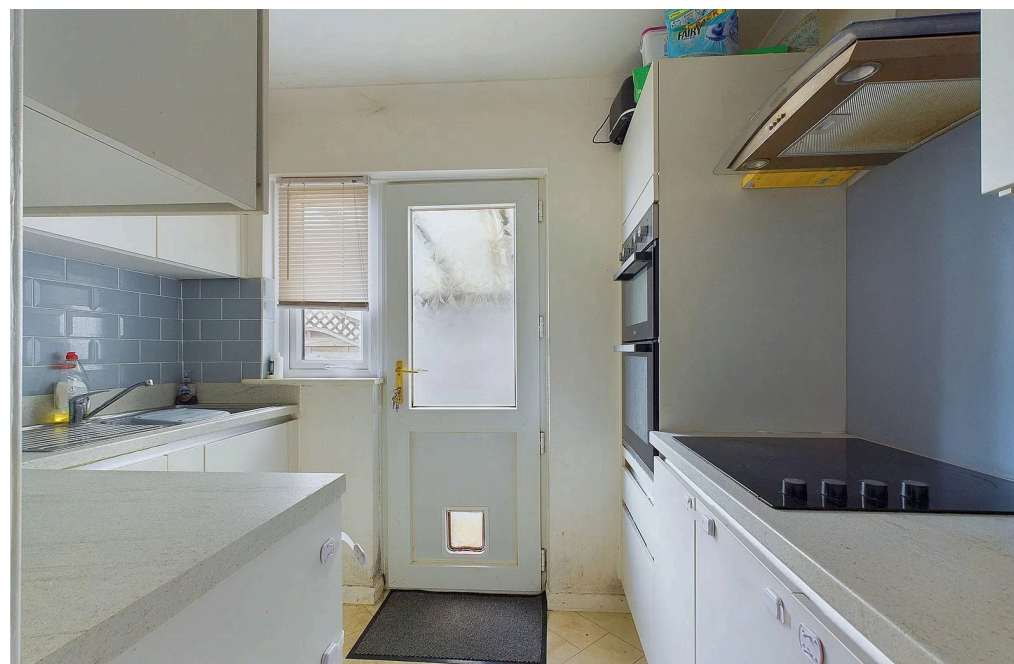
West Way, Lancing, BN15 8NA

Offers Over £320,000





A two bedroom semi detached bungalow with off road parking, 22ft lounge diner and south facing garden, within walking distance to the beach and local amenities. Being offered chain free



Key Features

- Semi Detached Bungalow
- Two Bedrooms
- 22ft South Facing Lounge Diner
- Kitchen
- Bathroom
- Off Road Parking
- South Facing Rear Garden
- Close to Beach
- Chain Free



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

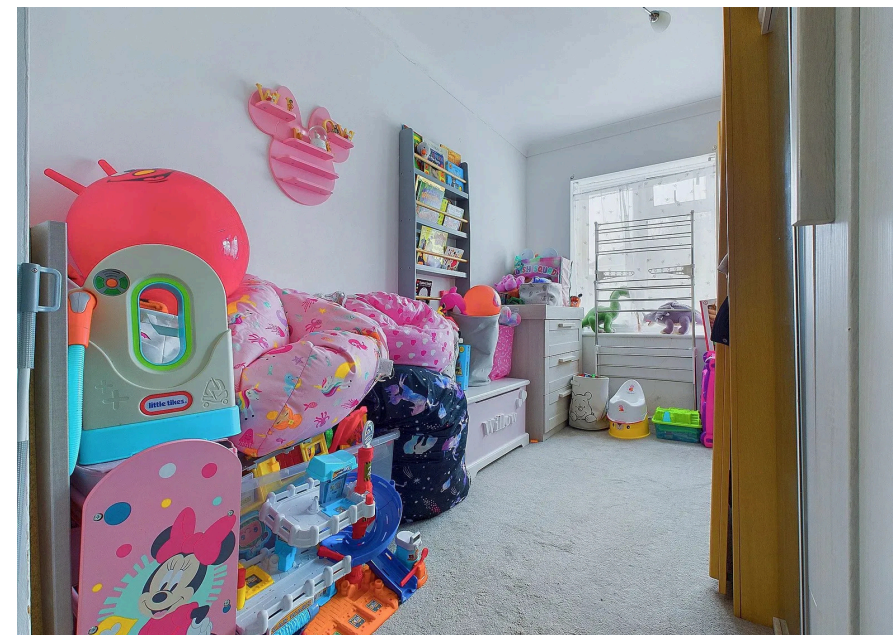
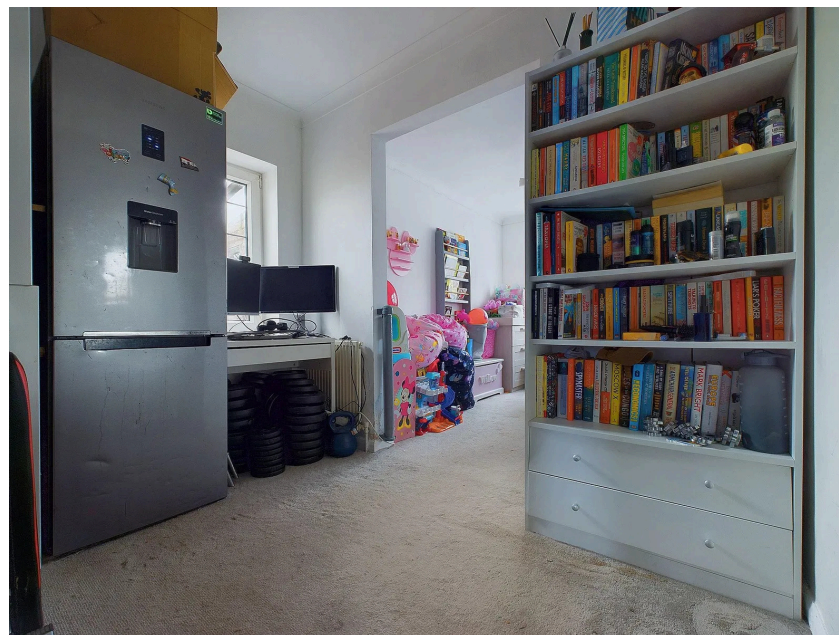
The front door opens to the entrance hall with doors leading to all rooms. The kitchen has a range of matching wall and base units with fitted worksurface, eye level double oven and grill, inset ceramic hob with extractor fan above, integrated slimline dishwasher and with door out to covered lean to which provides access to the utility / store room which has plumbing for the washing machine. The 22ft lounge diner is south facing with sliding doors opening to the rear garden. There are two bedrooms a bathroom that comprises panel enclosed bath, button flush W.C and hand wash basin.

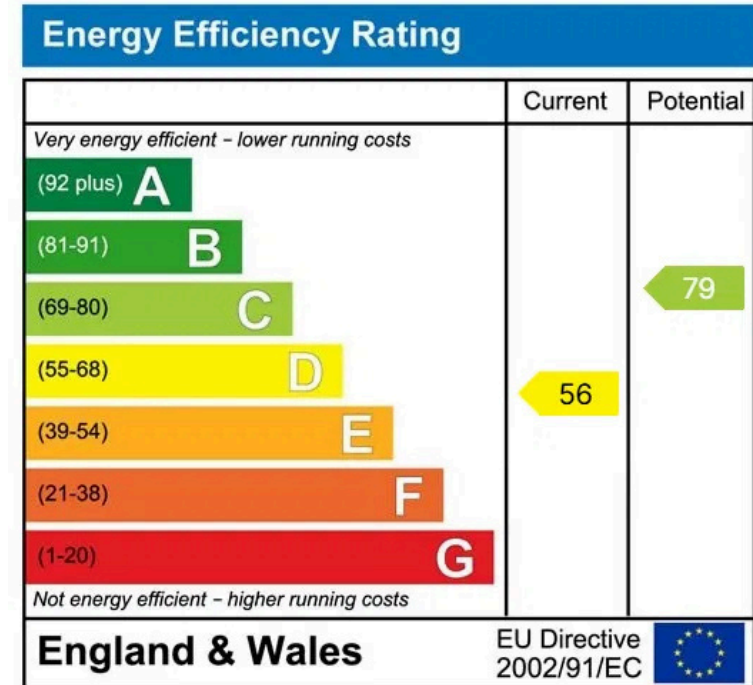
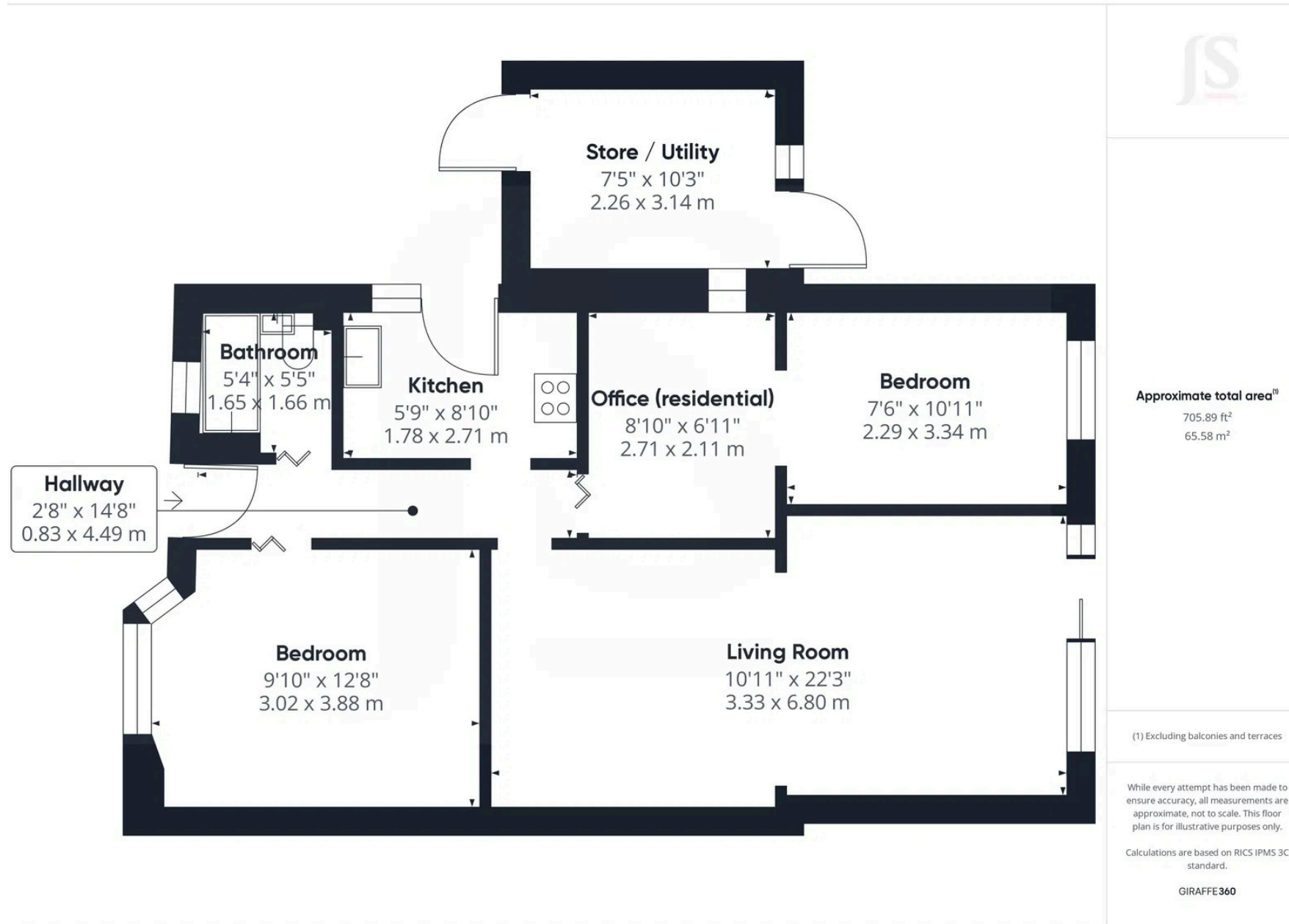
EXTERNAL

The front garden is mainly laid to lawn with pathway to the front door and driveway to the side providing off road parking. The rear garden is south facing, predominantly laid to lawn with patio area.

SITUATED

West Way is located in the popular West Beach Estate in Lancing. The A259 is very close by, enabling access via car or local bus stops which can take you into Worthing or Brighton along the South Coast. Local shops are also close by as is the beach 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.





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.