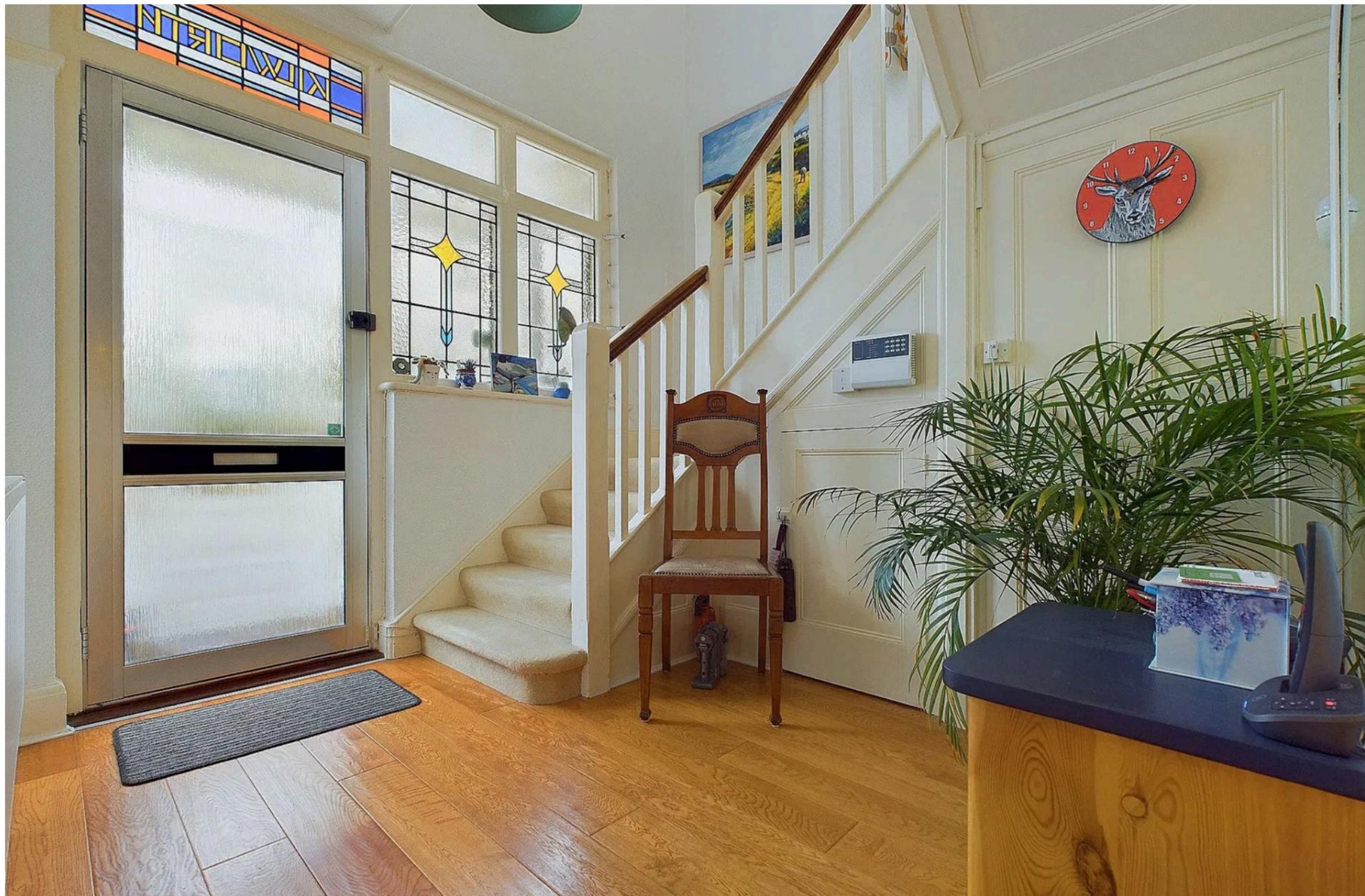




West End Way, Lancing, BN15 8RL
Offers Over £650,000





A well presented detached family home in a private road just off the seafront, with three double bedrooms, three reception rooms and two bathrooms, the property also benefits from private driveway with double garage and front and rear gardens. Viewing recommended.



Key Features

- Detached Family Home
- Three Double Bedrooms
- Modern Kitchen
- Three Reception Rooms
- Ground Floor Shower Room
- First Floor Bathroom
- Office / Bar
- Double Garage & Off Road Parking
- Front & Rear Gardens
- Close to Beach



3 Bedrooms



2 Bathrooms



3 Reception Rooms

INTERNAL

Entry via the storm porch with internal door opening into a welcoming entrance hall with stairs leading to the first floor. The living room is dual aspect with bay window to the front of the property and a feature stain glass window to the side and the added benefit of a working open fireplace. The dining room provides ample space for dining table and chairs and gives access to the living room and additional sitting room through folding doors. The sitting room located at the rear of the property is dual aspect with bay window and feature fireplace. The modern fitted kitchen has a range of matching wall and base units with under unit lighting, granite worksurfaces incorporating sink and drainer and breakfast bar, integrated appliances include washing machine, dishwasher, fridge and microwave with space for a range style cooker with fitted hood above. From the kitchen is an additional room currently used as a bar area and space for American style fridge freezer, this room has a door to the garden and also leads to the additional sitting room. On the ground floor there is a shower room, with corner cubicle, button flush W.C and pedestal hand wash basin.

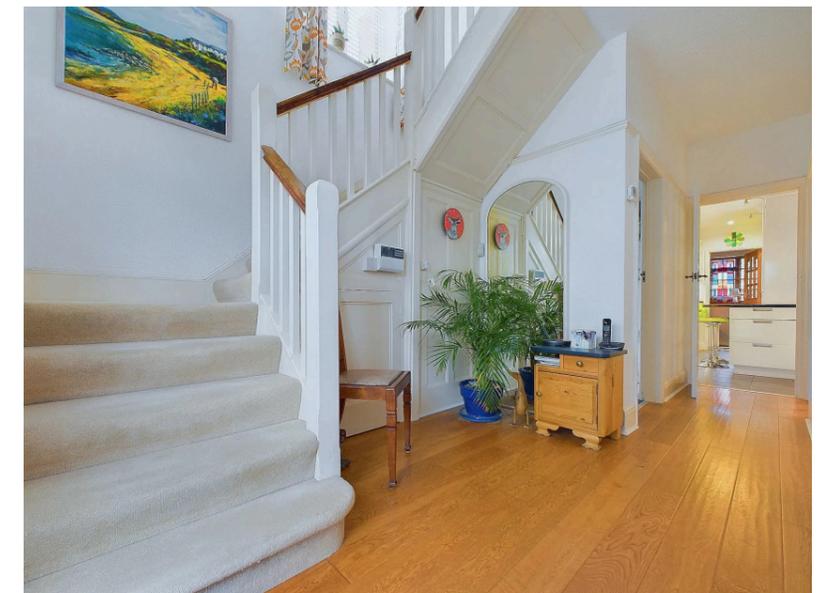
To the first floor there are three double bedrooms, two of them being dual aspect with feature stain glass windows, the remaining bedroom has a built in airing / storage cupboard. The family bathroom comprises bath with shower over and pedestal hand wash basin and there is a separate W.C. The loft has a pull down ladder and been insulated and boarded with power and light and velux windows.

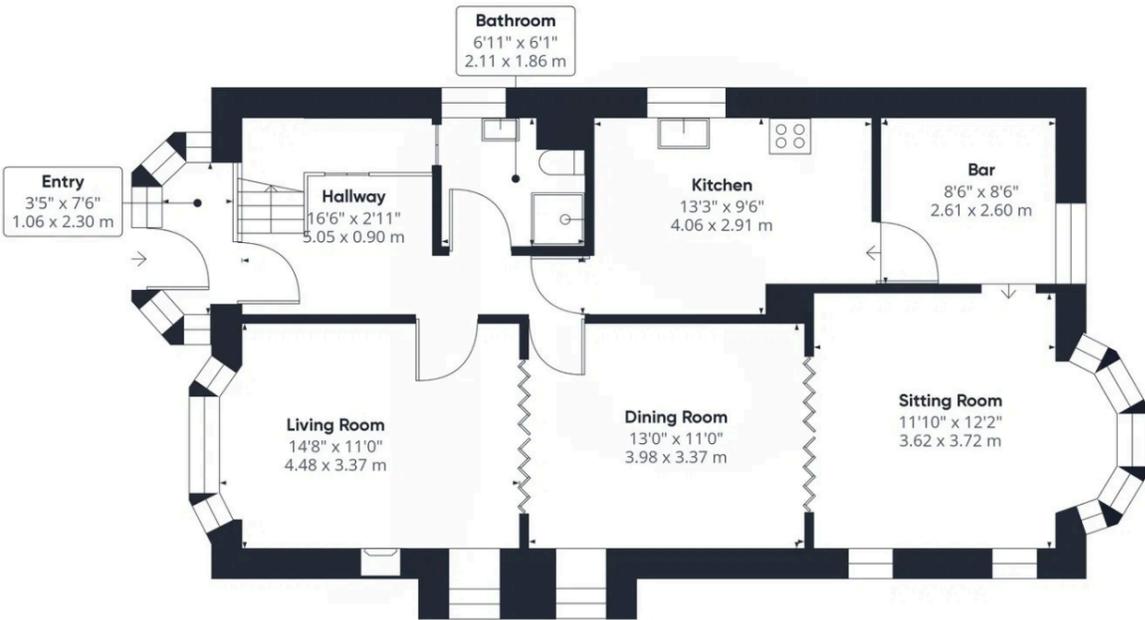
EXTERNAL

The front garden is mainly laid to lawn with mature shrubs and trees and driveway leading to the double garage. At the rear the garden has been divided to provide a substantial area laid to paving to provide additional parking in front of the garage with gated access to the enclosed garden that is predominantly laid to lawn with patio area and greenhouse. The double garage has up and over doors, power and light and additional side door opening to the garden.

SITUATED

West End Way is a private and highly sought after road situated just off of Brighton Road in Lancing. Being within very close proximity to the beach, Lancing Beach Green with the popular Perch Café under half a mile away and just over a mile away from Lancing shops and train station. Within a very short walk to Brooklands nature park and cafe.





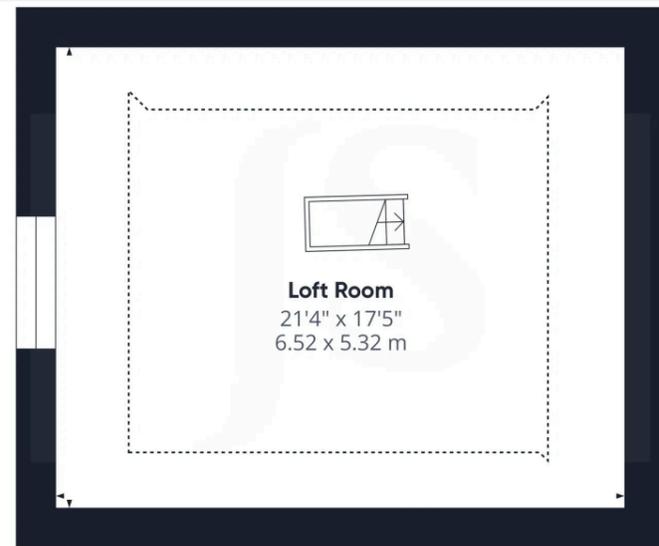
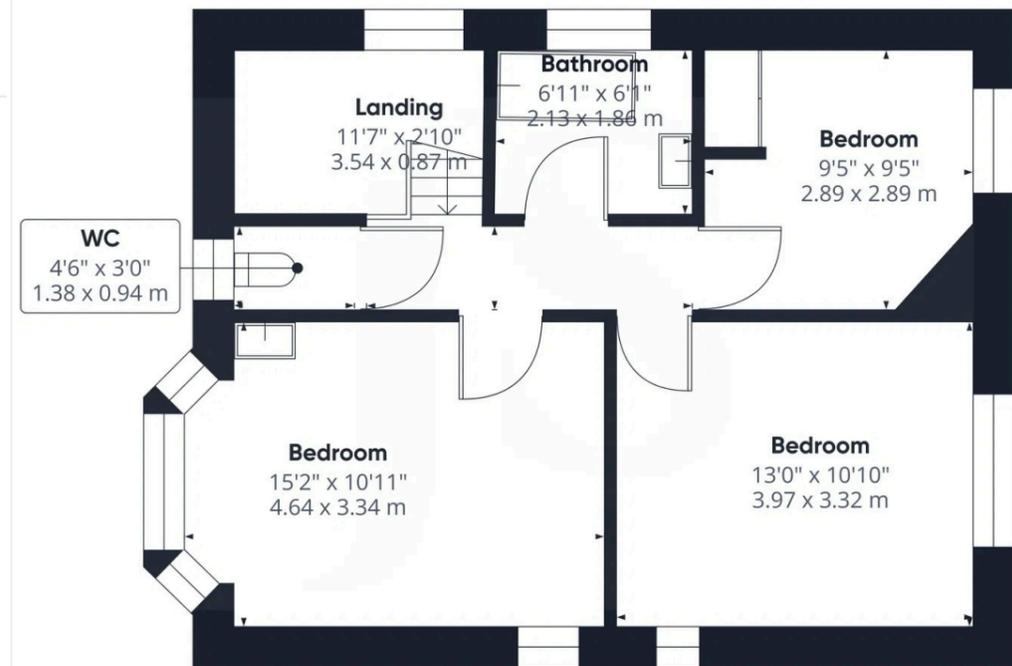
Approximate total area¹⁾
838.84 ft²
77.93 m²

(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



Floor 2 Building 1



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: E

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.