

Price £650,000 Freehold

- Garage & Off Road Parking
- Moments From Lancing Beach
- Chain Free

- · South Facing Rear Garden
- Close Proximity To Shoreham & Transport Links
- EPC Rating D & Council Tax Band D

We are delighted to present to the market this wonderful home in the most idyllic position backing directly on to the popular Widewater Lagoon & nature reserve. Arranged as a three bedroom house with office space which could be used as an addition bedroom this property benefits from a large lounge diner with water views as its back drop, a good size kitchen with additional dining space, a shower room and separate w/c, ample parking, a garage and a great south facing rear garden to admire the seaside views. Located just a stones throw from Shoreham this property is close to local transport links such as the 700 Bus Route giving easy access to Brighton, shops and both Lancing and Shoreham beach. This property is offered for sale well presented and with no on going chain.





## Accommodation

Front Door Leading to:

Hallway doors leading to:

Office 8'3 x 11'8 (2.51m x 3.56m)

Bedroom 16' x 8'10 (4.88m x 2.69m)

Stairs To First Floor

Shower Room

W/C

Kitchen/Breakfast Room 6'4 x 11'8 (1.93m x 3.56m )

Bedroom 12'2 x 12' (3.71m x 3.66m)

Bedroom 12'10 x 8'10 (3.91m x 2.69m)

Lounge/Diner 28'5 x 10'10 (8.66m x 3.30m)

Outside

Garage 19'5 x 10'6 (5.92m x 3.20m)

## Rear Garden

South facing with beautiful views over Widewater lagoon, patio seating area, steps down to a further seating area laid to artificial grass, steps down to a further decking area

## Driveway

Dropped kerb, parking for multiple cars



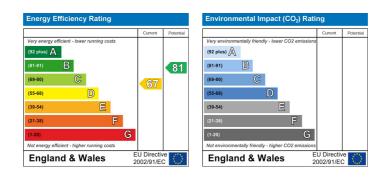








Total area: approx. 138.8 sq. metres (1493.9 sq. feet)



The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.