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## Description

We are delighted to offer to the market this immaculately presented four bedroom semi-detached family home ideally situated in this highly sought after area of Lancing within walking distance to Lancing Village High Street and close to local shops, schools, parks, bus routes, the mainline station, and having easy transport links to Brighton and London. The beautiful accommodation comprises an entrance hallway, a spacious 'L' shaped lounge, a contemporary style family/dining room, a modern kitchen, an office, a downstairs bedroom, a downstairs WC and a bathroom. Upstairs, there are a further three good-sized bedrooms with one benefiting from an en-suite. Other benefits include a large garage, a well-maintained rear garden, ample off-road parking and being recently renovated throughout.

## Key Features

- Semi-Detached Family Home
- Modern Kitchen
- 'L' Shaped Lounge
- Ample Off-Road Parking
- Large Garage
- Four Good-Sized Bedrooms
- Contemporary Family/Dining Room
- Spacious Rear Garden
- Council Tax Band - D
- EPC Rating - C



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### Lounge

Two radiators. Double glazed patio doors. Double glazed window. Wood effect flooring. Two slay lights.

### Office

Carpet. Radiator. Doors to:

### WC

Radiator. Low level flush WC. Wash hand basin. Boiler. Part tiled.

### Kitchen

Range of base and wall units. 'Bosch' double oven. In built washing machine and tumbler.

### Bathroom

Fully tiled. Bath with shower above. Spot lights. Wash hand basin. Low level flush WC. Wash hand basin. Heated towel rail.

### Bedroom

**4.37m x 3.02m (14'04 x 9'11)**  
Double glazed window. Radiator.

### Bedroom

Built in storage. Radiator. Carpet.

### Lounge

carpet. Double glazed window.

### First Floor

### Bedroom

**3.38m x 3.18m (11'01 x 10'05)**  
Radiator. Double glazed window.

### Bedroom

**2.95m x 2.41m (9'08 x 7'11)**  
Radiator. Double glazed window. Built in wardrobe. Carpet.

### Bedroom

**5.82m x 3.51m (19'01 x 11'06)**  
Radiator. Two double glazed windows. Built in wardrobe. Carpet.

### En-Suite

Low level flush WC. Wash hand basin. Double glazed window. Walk-in shower. Radiator. Tiled floor and walls.

### Rear Garden

Well-maintained fence and bush enclosed rear garden with patio area, decking area, and a spacious landscaped lawn area.

### Garage

**9.14m x 3.00m (30'00 x 9'10)**  
Power and lighting. Double doors to both sides. Access into office.

### Front Garden

Large driveway providing ample offroad parking.

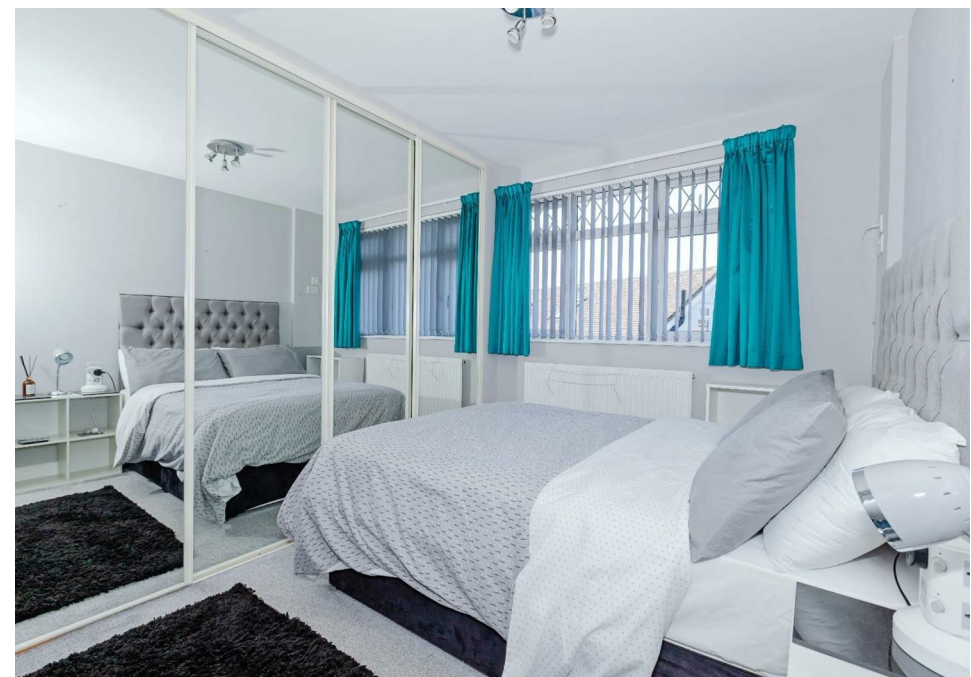


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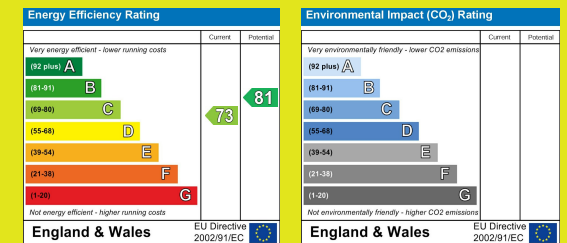
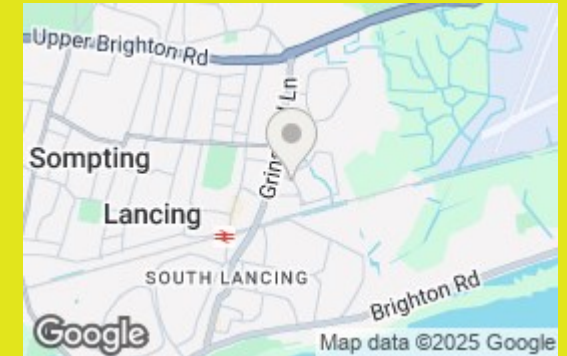
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## Floor Plan Abbots Way



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.

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