



Price
£325,000
Freehold

Brierley Gardens, Lancing

- Three Bedroom Mid Terrace House
- Spacious Lounge
- Cul-De-Sac Location
- Private Rear Garden
- EPC Rating - D
- Garage En-bloc
- Dining Room And Separate Kitchen
- Close To Local Transport Links
- Council Tax Band C

We are delighted to welcome to the market this THREE BEDROOM house located in a quiet & popular Cul-De-Sac in South Lancing. The property is modern throughout and briefly comprises a spacious lounge, dining room, separate kitchen, two double bedrooms, one single bedroom and family bathroom internally whilst externally benefits from a private rear garden and garage on-bloc. This property is positioned in an ideal location for access both on foot to local shops and by car to local transport links and sits just 0.3 miles from Lancing Village high street giving access to Lancing mainline train station in minutes.

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Accommodation

Front Door

leading to:

Porch 4'04 x 4'02 (1.32m x 1.27m)

Internal door leading to:

Lounge 17'02 x 12'10 (5.23m x 3.91m)

Wood laminate flooring, fireplace with surround, double glazed window, built in storage, stairs to first floor

Dining Room 12'00 x 6'00 (3.66m x 1.83m)

Wood laminate flooring, double glazed window, double glazed upvc patio door to garden, opening to:

Kitchen 9'7 x 6'10 (2.92m x 2.08m)

Wood laminate flooring, fitted kitchen with range of eye and base level cupboards with roll top work surfaces, space for dishwasher, space for washing machine, fitted electric oven with gas hob and extractor hood above, stainless steel sink drainer, double glazed window.

First Floor

Landing with loft access and doors to:

Bedroom Three 6'02 x 8'09 (1.88m x 2.67m)

Carpet, double glazed window, radiator

Bathroom 5'06 x 6'07 (1.68m x 2.01m)

Vinyl flooring, low level flush w/c, wash hand basin, electric shower over bath, towel rail.

Bedroom Two 9'11 x 9'07 (3.02m x 2.92m)

Carpet, radiator, built in wardrobe, double glazed window

Bedroom One 11'09 x 9'07 (3.58m x 2.92m)

Carpet, radiator, built in wardrobe, double glazed window.

Outside

Rear Garden

Mainly laid to lawn with path enclosed by fence with rear access to garage compound

Front Garden

Laid to lawn with path

Garage En-Bloc

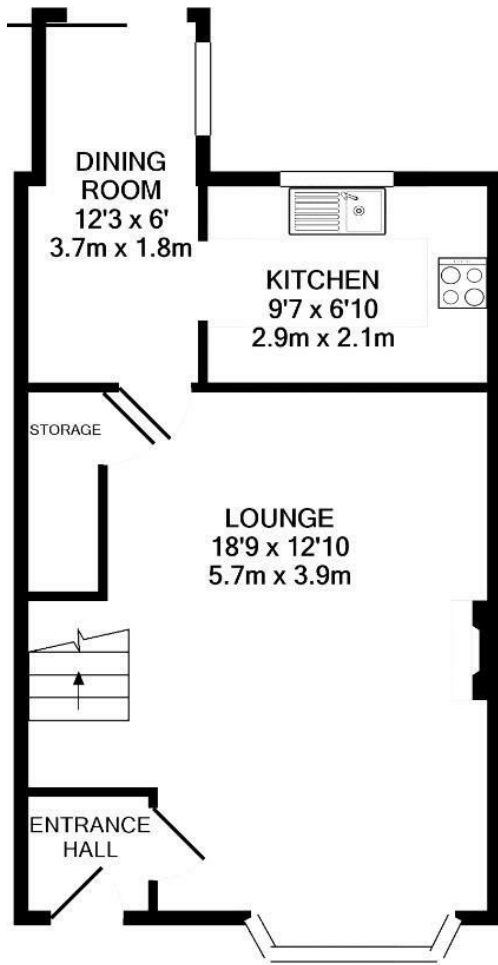


3-7 South Street, Lancing, West Sussex, BN15 8AE

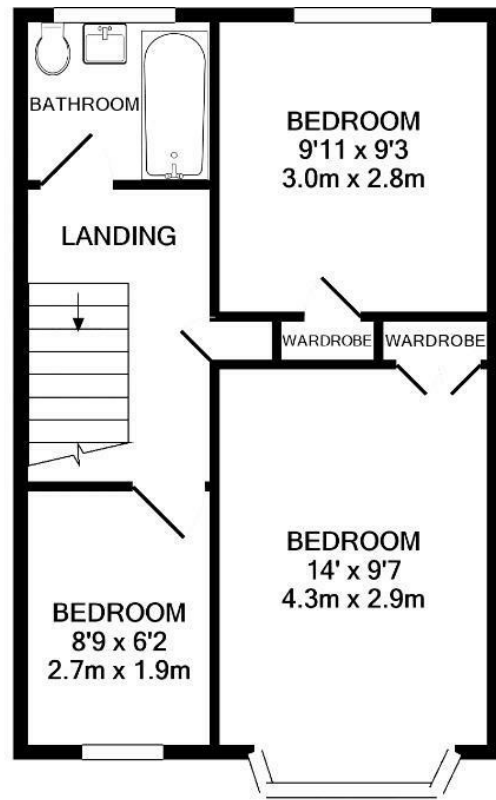
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Floorplan



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.