



Willowbrook Park

Lancing, BN15 8JJ

FOSTER
& CO.

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Guide price £280,000

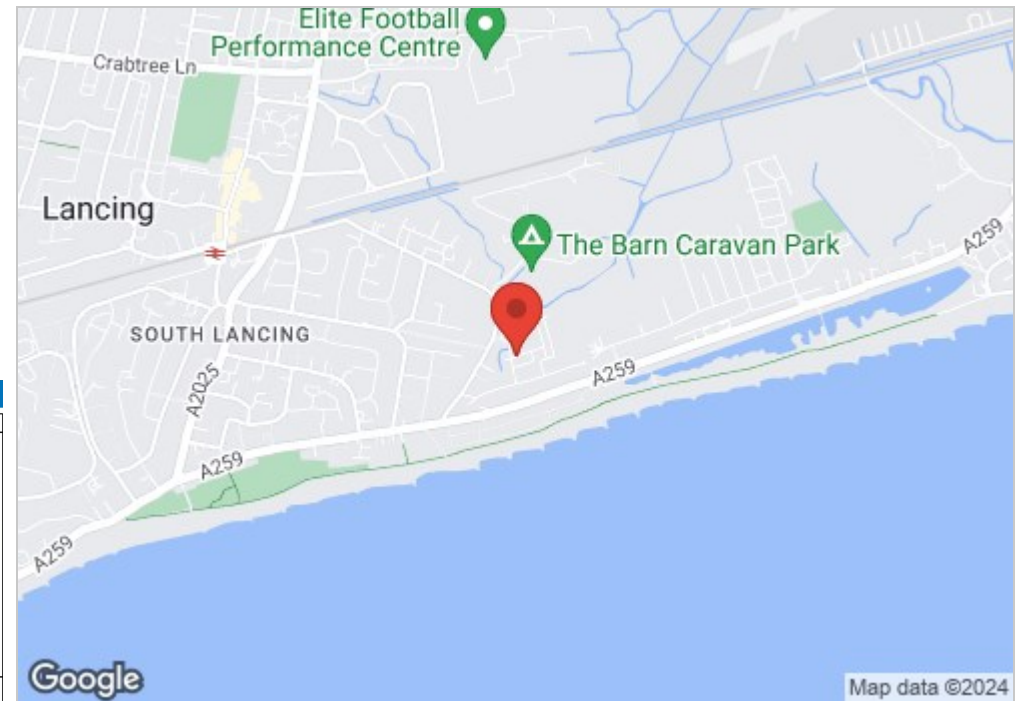
GUIDE PRICE £280,000 - £300,000 Take a moment to admire this exceptional park home in the private and sought after Willowbrook Park. Boasting a triple-aspect open-plan living/dining room, a well-appointed kitchen, two generously-sized bedrooms, en-suite, and a spacious main bathroom, this residence is certainly a modern luxury. Enjoy the convenience of off-road parking for multiple cars.

Nestled in one of the park's prime positions, this home sits beside a brook, surrounded by a captivating wrap-around garden. Step into the residence through a porch with a storage cupboard, leading to a large inner hall and a triple-aspect lounge/dining room. The kitchen, with its eye-level and base units, offers both storage and a scenic view of the stream from the rear access to the garden.

Experience space and comfort with two well-proportioned bedrooms, one with an en-suite, and a generously sized family bathroom. Abundant storage provides practicality for all your needs.

Situated a mere half-mile from Lancing mainline railway station, commuting becomes a breeze with direct access to Worthing, Brighton and Central London. Bus services on Brighton Road, just a short walk away, and the convenience of the A27 provide easy travel to Worthing, Brighton, and beyond. Nearby gyms, scenic walks, and diverse shops cater to residents' needs. Explore the enchanting Widewater Lagoon and West Sussex beaches, with Lancing's renowned Perch Cafe a leisurely stroll along the coastline.

Exclusive to individuals aged 50 and above, Willowbrook Park, owned by Cove Communities, ensures a tranquil and serene living environment, presenting a unique opportunity for luxurious living in a vibrant community.

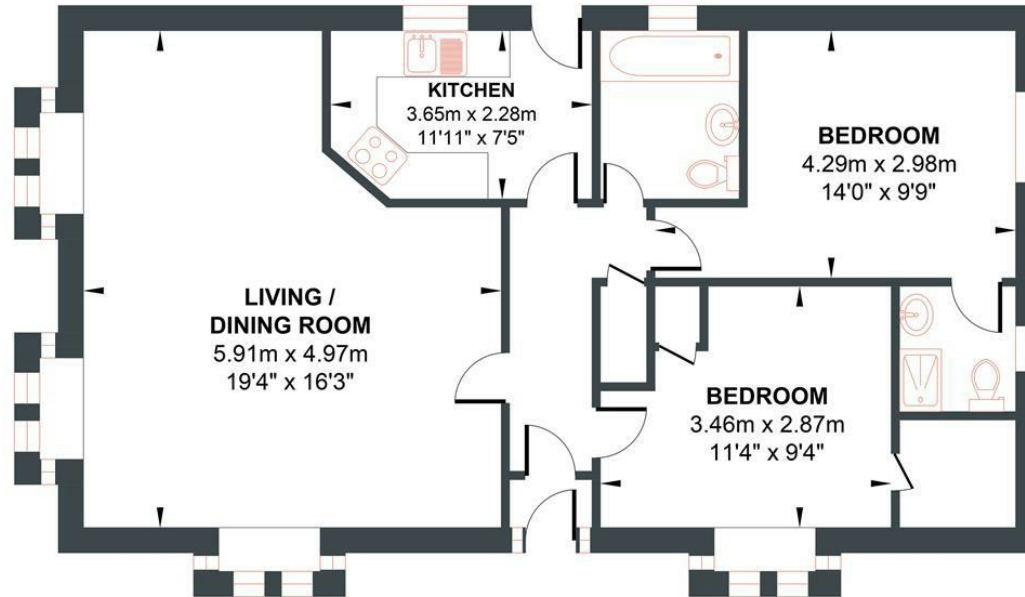


- PARK HOME
- OFF ROAD PARKING FOR MULTIPLE CARS
- OVER 50'S
- WRAP AROUND GARDENS
- LUXURY PARK HOME NESTLED WITHIN THE ESTEEMED WILLOWBROOK PARK
- LARGE SECLUDED PLOT
- NO CHAIN
- OVER LOOKING THE BROOK
- WELL PRESENTED THROUGHOUT
- EN-SUITE TO MAIN BEDROOMS

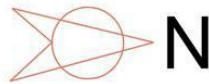
Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	60
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

WILLOWBROOK PARK

Approximate Gross Internal Area = 65.54 sq m / 705.46 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR



Approximate Floor Area
705.46 sq ft
(65.54 sq m)



