



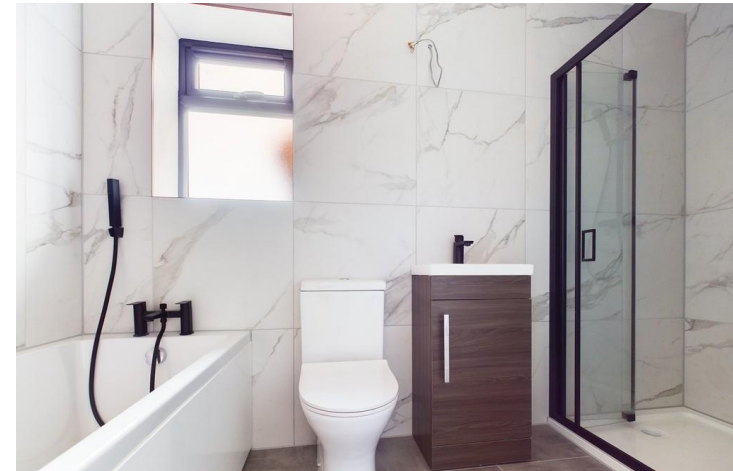
59a Halewick Lane | Lancing | West Sussex | BN15 0ND  
Offers In Excess Of **£450,000**







A recently built three bedroom semi detached home offering a chance to personalise final fixtures/rooms with off road parking, generous westerly aspect garden, open plan living accommodation, ensuite shower room, bathroom and separate wc. Being located within close proximity to the South Downs and chain free.





## Key features:

- New Build
- Three Bedroom Semi Detached House
- Chance To Add Input Into Finished Product
- Create Your Own Home
- Westerly Aspect Garden
- Short Walk To The Downs
- Ensuite Shower Room
- Downstairs WC
- 35ft Lounge/Dining Room

 3 Bedrooms

 2 Bathrooms

 1 Living Room

### INTERNAL

This property is being sold to the market currently unfinished, however this does offer scope for a purchaser to add their own touch to the final property finish. Please note that the property will be completed finalised throughout and ready to move in.

This semi detached home has recently been built and will be modernised to a beautiful standard throughout. As you enter the property you are met with a generous hall space with doors giving access to the downstairs WC, the open plan living/dining area and stairs leading to the first floor. The WC has both an exterior window, basin and toilet. Into the heart of the home is the large open/plan kitchen/breakfast/dining room. This generous living space is bright and airy with bifold doors onto the west facing garden. This space offers flexibility to create a cosy living space with a large dining space offering the perfect space for entertaining. To the left of this living space there is a large cupboard space for storage. A modern fitted kitchen will be fitted with a range of integrated appliances and again choices can be made upon completion. Up the stairs there is a large hallway leading to the 3 bedrooms and family bathroom. The main bedroom is generous in size and has a west facing window creating an abundance of light. This room also benefits an ensuite which comprises a wc, walk in shower and sink with vanity unit. Across the hall is the second

bedroom which is also a double bedroom and benefits a large storage cupboard. The third bedroom is again a double bedroom. The family bathroom is generously proportioned and comprises both bath and walk in shower. This bathroom will be tastefully presented.

### EXTERNAL

To the front the property has of road parking for one vehicle with front garden and side access into the rear garden. The rear garden benefits a generously sized westerly aspect garden which is to be beautifully landscaped

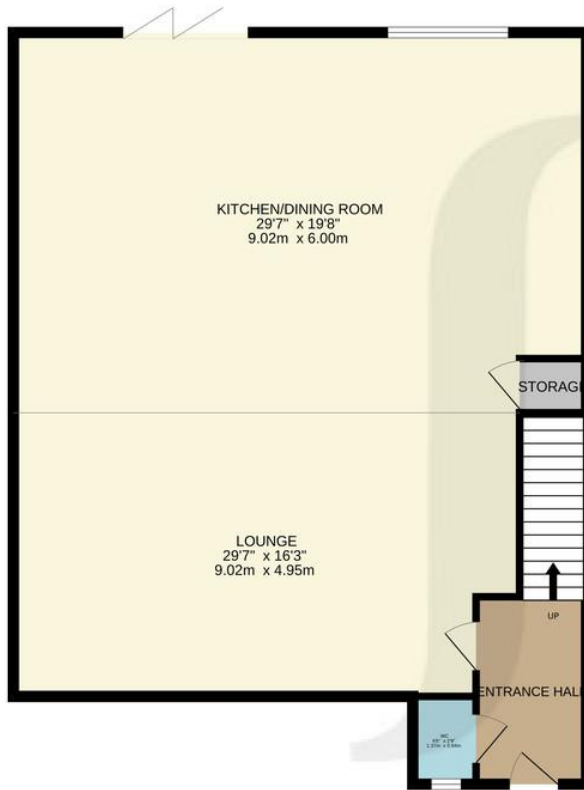
### SITUATED

Halewick Lane is just over 1.5 miles from the train station in central Lancing which can take you to Worthing, Brighton or even London. The A27 is just down the road meaning that you've got easy access to the whole of the South Coast and both Heathrow and Gatwick airports. Perfectly situated near the South Downs National Park.

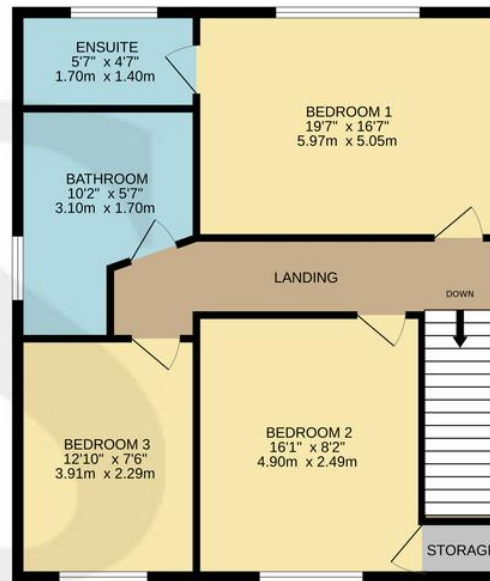
### COUNCIL TAX BAND - TBC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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## Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band

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.