



2 West End Way | Lancing | West Sussex | BN15 8RL

Offers In Region Of **£550,000**







Are you looking for an established investment? or a potential family residence subject to a few alterations? This current house of multiple residency benefits 6 bedrooms and is currently being let out with 6 individual rooms.



## Key features:

- Large Detached Family Home
- Currently a HMO
- Let Out For £3300 pcm
- Westerly Aspect Garden
- 14ft Kitchen
- Double Doors And Decking Down Into Garden
- Chain Free
- Could Be Converted Into A Residential Home

 6 Bedrooms

 2 Bathrooms



### INTERNAL

The property is currently comprised as a six bedroom house of multi occupation and is comprised as follows:

Ground floor:

Four double bedrooms, one of which has a door into the garden.

There is also a modern fitted bathroom with bath, wc and sink.

Stairs then lead to first floor landing

First Floor:

Good sized storage cupboard, two further double bedrooms, separate wc, shower room and a modern fitted kitchen. The kitchen provides a range of eye and base level units being dual aspect and has space for dining table and chairs. From the kitchen you can gain access into an inner hallway with double doors out onto the decked sun terrace.

### EXTERNAL

To the front of the property is off road parking, and also to the side. To the rear the garden is westerly aspect and mainly laid to lawn with decking steps up to the first floor sun terrace.

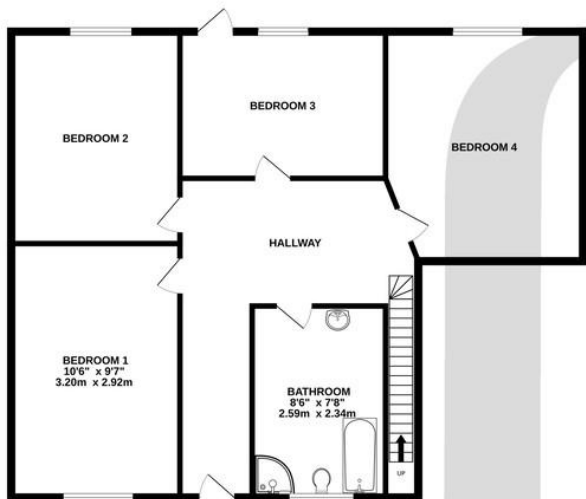
### SITUATED

West End Way is a private and highly sought after road in Lancing. Being within close proximity to the beach and just over a mile away from Lancing shops and train station. West End Way is situated just off of Brighton Road which offers amazing bus links across the coast.

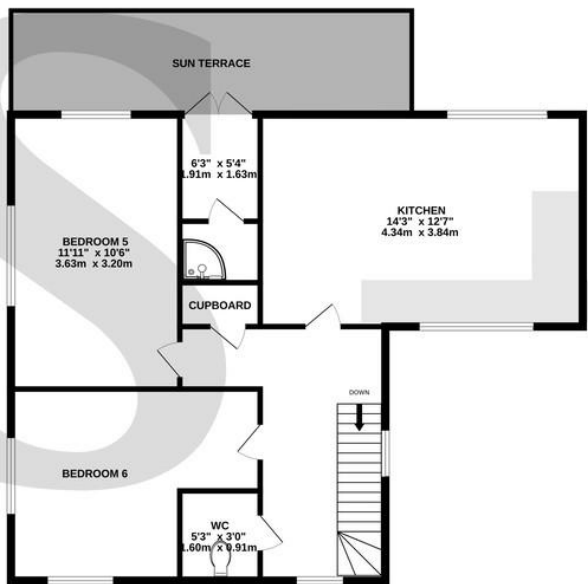




GROUND FLOOR



FIRST 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.