



Brook Way, Lancing, BN15 8DH

Offers Over **£315,000**



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Terraced House
- 25ft Living Room
- Sun Room
- Two Double Bedrooms
- Refitted Bathroom
- Garage
- Low Maintenance Gardens
- Local Amenities & Transport Links Nearby

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Summary

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Internal

The front doors opens to the entrance hall with door to the living room and stairs to the first floor. The 25ft living room is dual aspect being west and east facing and has ample space for lounge and dining furniture and double doors opening to the sun room that provides further seating area and access to the rear garden. The kitchen has fitted wall and base units with worktops, space for appliances such as washing machine, cooker and fridge freezer and a generous size under stairs cupboard. On the first floor there are two double bedrooms both benefitting from built in storage, and a refitted family bathroom with panel enclosed bath with mixer tap and electric shower above, vanity unit incorporating button flush W.C, hand wash basin and storage.

External

The front garden has been laid to shingle for ease of maintenance with pathway to the front door. The enclosed rear garden is laid to shingle and slate with floral and shrubs and gated rear access leading to the garage compound.

Situated

Brook Way is short walk away from Lancing Village Centre, within half a mile away. with a range of shops, eateries, post office and mainline train station. Lancing Seafront and Beach Green with the popular Perch Café is nearby approximately 3/4 of a mile from the property.

Council Tax Band C





Whilst we endeavour to make our properties 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, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.