



## West Way, Lancing



£1,500

- Three Bedroom End Of Terrace House
- Moments From Lancing Beach & Widewater Reserve
- Good Size Rear Garden
- Located Within Easy Reach Of Shoreham
- EPC Rating - C
- Off Road Parking For Two Cars
- Close To Popular 700 Bus Route
- Rear Conservatory & Utility Area
- Council Tax Band - C
- 18 MONTH LET ONLY

Robert Luff & Co welcome you to this family home for letting located on West Way in Lancing.

Perfectly positioned between the picturesque areas of Shoreham and Lancing, This delightful house boasts three well-proportioned bedrooms, making it an ideal space for families or those seeking extra room for guests or a home office.

As you enter, you are greeted by a spacious through lounge diner that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. One of the standout features of this home is the large garden, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

At the rear of the house, you will find a conservatory that doubles as a utility area, enhancing the functionality of the home while allowing natural light to flood in. This versatile space can be used for various purposes, whether as a playroom, a quiet reading nook, or a place to enjoy your morning coffee while overlooking the garden.

Off-road parking for two cars adds to the convenience of this property, making it easy for you and your guests to come and go without the hassle of street parking.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

UPVC double glazed front door to:

### Entrance Hallway

Floorboards. Understairs storage cupboard. Radiator.

### Lounge 11'11 x 9'11 (3.63m x 3.02m)

Floorboards. Double glazed bay window to front. Radiator. Sliding door opening to:

### Dining Room 10'05 x 9'11 (3.18m x 3.02m)

Floorboards. Radiator. Patio doors to conservatory. Door to:

### Kitchen 10'05 x 6'01 (3.18m x 1.85m)

Wood laminate flooring. Rolltop working surfaces incorporating a stainless steel sink drainer. Space for oven and fridge/freezer. Range of fitted wall and base units providing ample storage space. Door to:

### Conservatory

Space and plumbing for washing machine, tumble dryer and fridge/freezer. UPVC double glazed doors to rear garden.

### First Floor Landing

### Bathroom

Vinyl flooring. Frosted double glazed window. Wash hand basin set in a vanity unit with mixer tap. Panel enclosed bath with electric shower over. Low level flush WC. Radiator.

### Bedroom One 11'00 x 10'11 (3.35m x 3.33m)

Double glazed window. Radiator.

### Bedroom Two 10'05 x 8'11 (3.18m x 2.72m)

Double glazed window. Radiator.

### Bedroom Three 8'00 x 5'10 (2.44m x 1.78m)

Double glazed window. Radiator.

### Outside

### Rear Garden

Patio area. Lawn area enclosed by fence. Path to out buildings. Sheds/covered area with power and lighting. Rear access & side access

### Driveway

Car hard standing driveway with space for two vehicles.



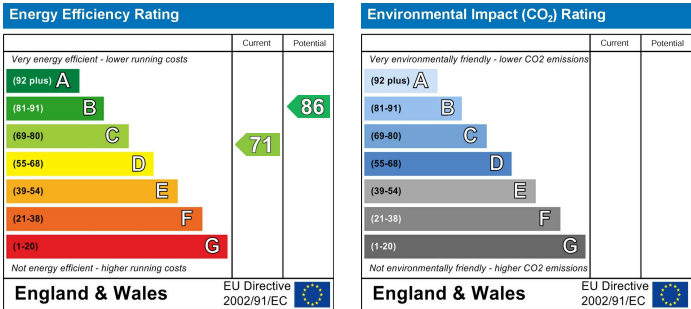
30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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Total area: approx. 78.5 sq. metres (845.1 sq. feet)



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