



Tortoiseshell Place, Lancing, BN15 9FY  
**£365,000**



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SELLING HOMES  
IN BRIGHTON  
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SINCE 2002

# Tortoiseshell Place, Lancing, BN15 9FY

**£365,000**

A beautifully presented two bedroom end-of-terrace house, situated in the popular New Monks Farm development in this quiet residential area. The property is presented in excellent decorative order throughout and is complete with excellent sized rear garden and designated off-road parking space.





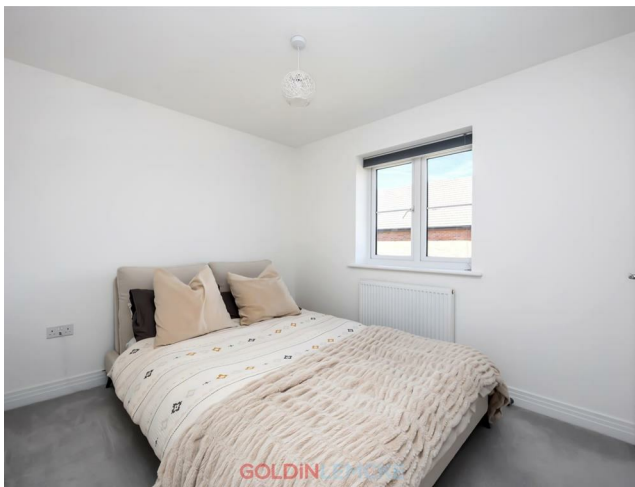
## Further Information

Situated in this sought-after residential area, the accommodation comprises on the ground floor a double aspect lounge with under stairs storage cupboard and double doors on to the garden, cloakroom, and kitchen/breakfast room with integrated fridge/freezer, oven, electric hob, dishwasher, and washing machine.

To the first floor, there is a bathroom, excellent sized storage cupboard, master bedroom with built-in storage and en suite shower room, and second bedroom with attractive double aspect. There is also a hatchway to a loft space accessible from this floor.

To the front of the property, there is an allocated parking space, and to the rear of the property there is an excellent sized garden laid in three different sections with paved, lawned, and raised decked areas. The garden is majority enclosed with exposed brickwork wall and benefits from a gate providing access to the rear. The property is offered for sale in fantastic decorative order throughout and benefits from a 10-year NHBC from December 2022.

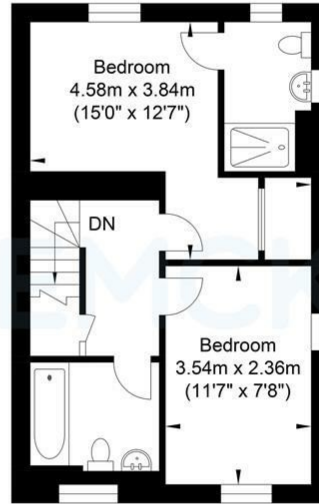
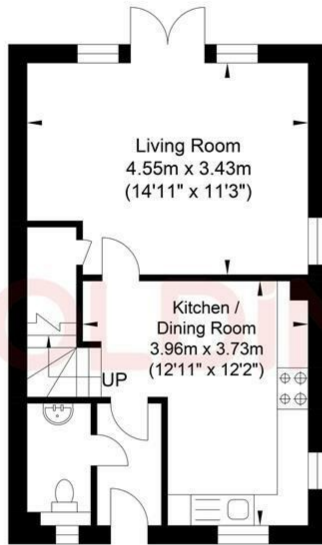
Tortoiseshell Place, situated within the New Monks Farm development in Lancing, offers an exciting blend of contemporary living in a rapidly evolving community. This prime location is part of a thoughtfully planned development that features modern housing, retail spaces, and ample green areas, promoting a balanced and convenient lifestyle. The development is strategically positioned near the A27, providing excellent connectivity to Worthing, Brighton, and beyond, making it ideal for commuters. Residents will benefit from the proximity to Lancing beach, as well as the nearby South Downs National Park, offering numerous opportunities for outdoor recreation. Additionally, the New Monks Farm development includes new amenities such as schools, parks, and shops, ensuring that all essential services are within easy reach, making Tortoiseshell Place a highly attractive choice for families and professionals alike.



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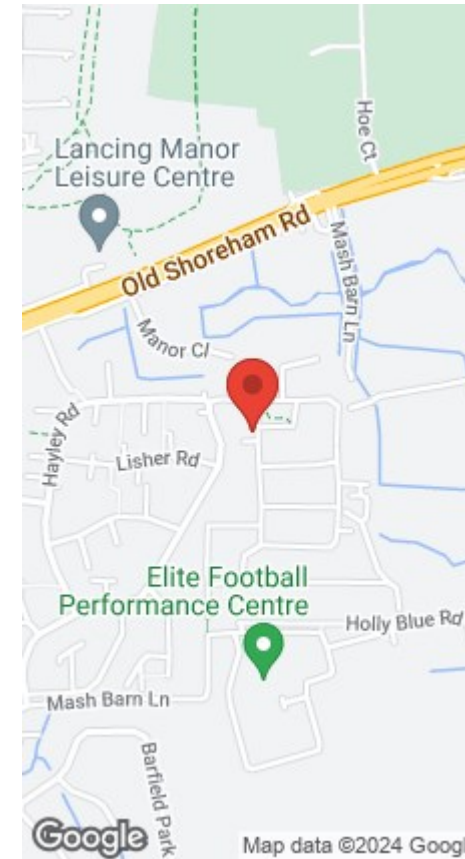
# Tortoiseshell Place



Ground Floor  
Approximate Floor Area  
366.83 sq ft  
(34.08 sq m)

First Floor  
Approximate Floor Area  
366.83 sq ft  
(34.08 sq m)

Approximate Gross Internal Area = 68.16 sq m / 733.66 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.