



10 Tithe Barn Mill Road, Lancing, BN15 0PU

£320,000

- Charming "Mews" House In Popular North Lancing Location
- 13'4 Bedroom with West Facing Balcony
- Tucked Away Position
- Chain Free
- 19'0 Lounge/Dining Room
- Modern Shower Room
- Offered In Excellent Condition Throughout
- Two Double Bedrooms
- Low Maintenance Courtyard Front Garden
- Viewing Highly Recommended

Charming Mews House in Popular North Lancing Location

A charming two-bedroom "Mews" style house, tucked away in a popular North Lancing location and offered in excellent condition throughout. The property has been recently recarpeted and redecorated throughout, creating a fresh and welcoming feel, and provides well-presented accommodation including a generous 19'0 lounge/dining room, two double bedrooms and a modern shower room.

Both double bedrooms are well proportioned, with one enjoying lovely views towards Lancing Manor Park, while the other measures an impressive 13'4 and benefits from a west-facing balcony, providing a lovely spot to enjoy the afternoon and evening sunshine.

Outside, the property has a low-maintenance courtyard-style front garden, while its tucked-away position offers a peaceful feel. A further benefit is the convenience of a garage en bloc, providing useful secure storage and parking away from the property.

The location is also well placed for access to the beautiful South Downs, offering plenty of opportunities for scenic walks and enjoying the surrounding countryside, whilst Lancing Manor Park is also close by.

Offered chain free, with viewing highly recommended.



Council Tax Band: C

Tenure: Freehold



LOUNGE/DINING ROOM

19'0x13'4

KITCHEN

11'4x7'0

BEDROOM 1

13'4x12'0

BEDROOM 2

13'4x9'9

BATHROOM

7'3x6'2

GARAGE

17'2x9'0

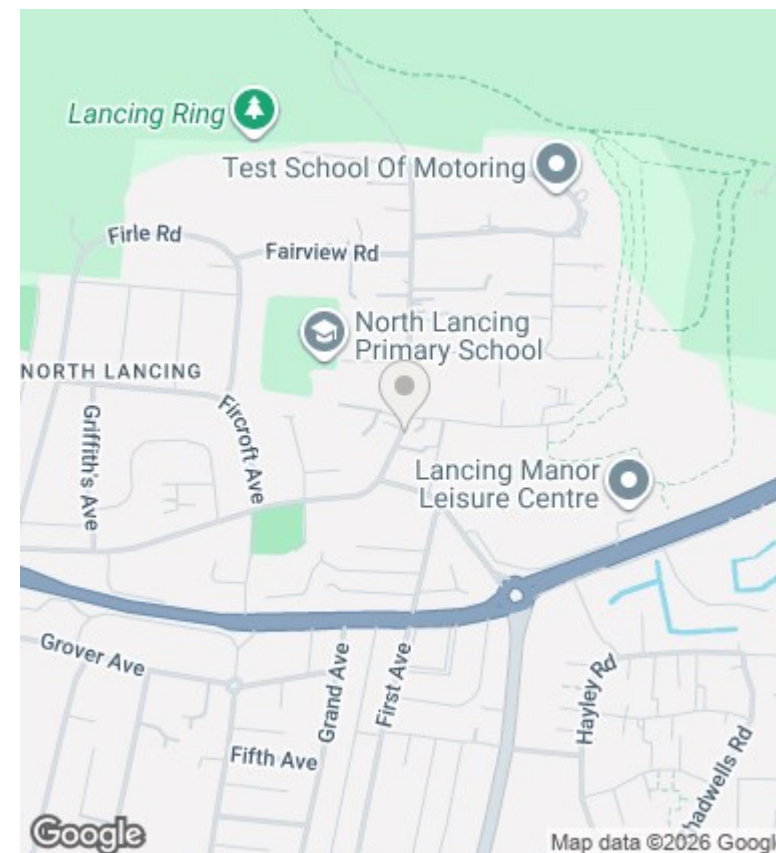
ESTATE FEE

£200 PA for the upkeep of all communal parts of the development.

AGENTS NOTE

Under the Estate Agents Act 1979 we must disclose that the property is owned by a relative of an employee of Molica Franklin





Tithe Barn is situated in a convenient and well-established part of Lancing, a popular coastal village ideally positioned between Worthing and Shoreham-by-Sea. Lancing offers a great balance of everyday amenities, seaside living and excellent transport links, with local shops, cafés, schools and the railway station all within easy reach. The village is particularly well known for its long stretch of coastline, with Lancing Beach Green providing an attractive setting for walks, cycling, watersports and enjoying the seaside.

For commuters, Lancing railway station provides regular services along the coast, while the nearby A27 gives access towards Brighton, Worthing and Chichester. The surrounding area also offers plenty of opportunities for days out, with the South Downs and neighbouring coastal towns close by. Overall, Lancing provides a relaxed coastal lifestyle while remaining well connected to the wider Sussex area.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

These particulars are produced in good faith and are believed to be correct, but their accuracy is in no way guaranteed and they do not form part of a contract. We have not carried out a survey, nor tested the services, appliances and specified fittings. Room measurements are approximate.