



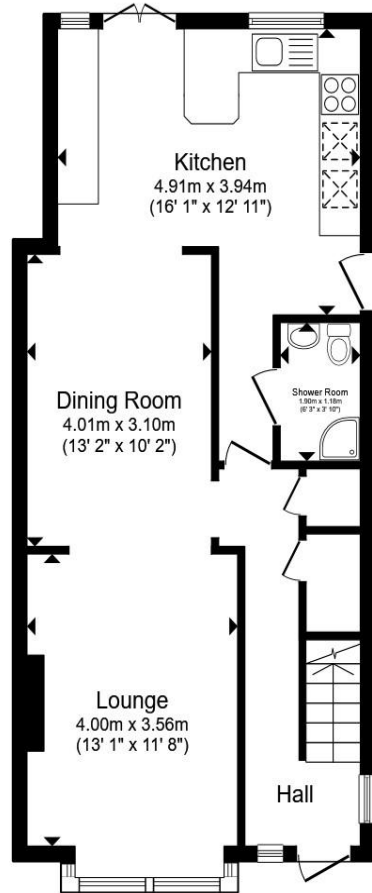
Old Shoreham Road, Lancing BN15 0QZ

welcome to

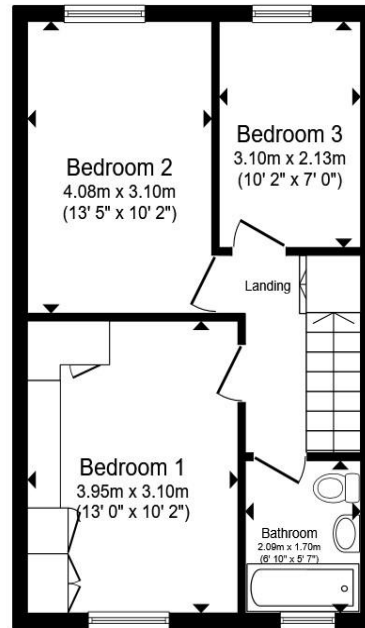
Old Shoreham Road, Lancing

This lovely three bedroom property is beautifully presented and features generous and flexible living areas with lot of natural light and an extensive south facing garden. It is within easy access of local travel links and beautiful walks in the South Downs National Park. Spacious off road parking.





Ground Floor



First Floor

Total floor area 94.1 m² (1,013 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to

Old Shoreham Road, Lancing

- Lovely Three Bedroom Semi-Detached Home
- Generous and Flexible Living Areas, Bright Modern Kitchen
- Recently Installed Solar System, Air Source Heat Pump & Boiler
- Spacious and Mature South Facing Garden
- Roof Under One Year Old, Off Road Parking

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

check out more properties at fox-and-sons.co.uk



Property Ref:
LCG106741 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01903 766041



Lancing@fox-and-sons.co.uk



8/10 North Road, LANCING, West Sussex,
BN15 9AE



fox-and-sons.co.uk