

PHILLIPS & STILL



West End Way, Lancing, BN15 8RL

Offers in Excess of £450,000

- A Beautifully Presented Detached Home In Lancing's Sought After West End Way
- Two First Floor Double Bedrooms With Generous Eaves Storage + Additional Dedicated Storage Room
- Bright & Stylish Living Space With Large Windows & Contemporary Décor
- Modern Kitchen (2020) With Built-In Oven, Grill & Garden Access
- Flexible Layout With Third Reception Featuring An Open Fire
- Three Double Bedrooms
- Two Sleek Bathrooms Including A Luxury Walk-In Power Shower
- Private, Sun-Soaked Garden With New Patio, Insulated Shed & Mature Trees
- Large Driveway For Multiple Vehicles & No Onward Chain
- Prime Cul-De-Sac Location Moments From The Seafront & Walking Distance To Lancing Station



Nestled in the highly sought-after West End Way in Lancing, this exquisite three-bedroom detached house offers the perfect blend of contemporary design, practical living, and enviable location. Situated in a peaceful cul-de-sac just steps from the seaford, this property is offered with no onward chain and is a true gem for those seeking a tranquil coastal lifestyle with easy access to London Victoria and Gatwick via Lancing station, all within walking distance of shops and local amenities.

As you step into the property, you are greeted by a spacious porch that spans the width of the house, ideal for cupboards and cleverly designed storage solutions. Through elegant double French doors, you enter the beautifully designed lounge, where neutral tones and large windows allow natural light to pour in, creating a bright and airy space perfect for relaxing or entertaining. This welcoming room seamlessly flows into the internal hallway, from which the kitchen, dining room, and second reception room are accessed.

The modern dining room, tastefully decorated to a high standard, offers flexibility as either a dedicated dining area or an additional third bedroom if required. The kitchen, newly fitted in 2020, is a chef's delight, boasting ample storage solutions throughout, an integrated oven and grill, and designated spaces for a large fridge freezer, washing machine, and dishwasher. With direct access to the rear garden, it's a perfect hub for both culinary creativity and outdoor living.

The second reception room is a cosy retreat, featuring a charming open fire and the versatility to be used as a snug or office space. A staircase at the rear of the room leads to the first-floor landing. This level comprises two generously sized double bedrooms, both benefiting from extensive eave storage and ample room for freestanding wardrobes and additional furniture. The second bedroom further impresses with access to a dedicated storage room, offering even more practicality and reinforcing the home's abundance of storage options. Between the bedrooms sits the pristine family bathroom, fitted with a bath and overhead shower, a W/C, and a vanity wash basin, all in impeccable condition.

Back on the ground floor, the home continues to impress with a stylish downstairs shower room. It features a luxurious oversized walk-in power shower, a button-flush toilet, and a sleek vanity sink unit, blending functionality with contemporary flair.

The pièce de résistance of this exceptional property is the sun-drenched rear garden, an idyllic private sanctuary. The newly laid patio, set on a solid concrete base, provides a perfectly level surface for outdoor seating or entertaining, while the beautifully maintained lawn is surrounded by vibrant flower beds. High fencing and mature privacy trees create an unparalleled sense of seclusion. A newly built, fully insulated shed offers even more valuable storage and versatility, and double side access leads to the expansive driveway at the front of the property, accommodating multiple vehicles with ease.

This immaculate family home truly has it all: a superb location, impeccable interiors, plentiful storage solutions throughout, and the added benefit of no onward chain. Positioned within easy reach of the seaford, transport links, and local conveniences, it offers a rare opportunity to embrace coastal living in style!



# Accommodation

**GROUND FLOOR**  
ENTRANCE PORCH

HALLWAY

LOUNGE  
12' 1" x 17' 11" (3.68m x 5.46m)

DINING ROOM  
11' 11" x 8' 1" (3.63m x 2.46m)

BATHROOM  
8' 5" x 12' 8" (2.57m x 3.86m)

SEPARATE MODERN KITCHEN  
8' 0" x 13' 8" (2.44m x 4.17m)  
Opening to rear garden

BEDROOM THREE / 3RD RECEPTION ROOM  
12' 2" x 17' 1" (3.71m x 5.21m)

**FIRST FLOOR**  
LANDING

BEDROOM TWO  
10' 1" x 9' 3" (3.07m x 2.82m) With built-in storage  
& access to vast in-eaves storage

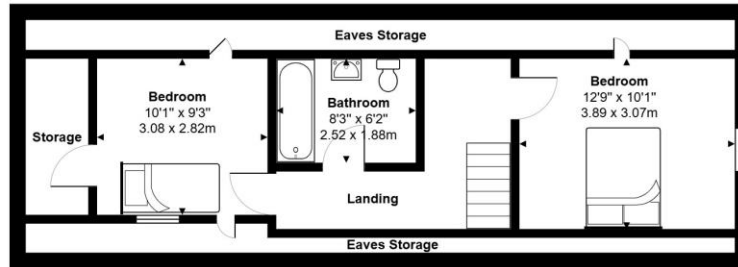
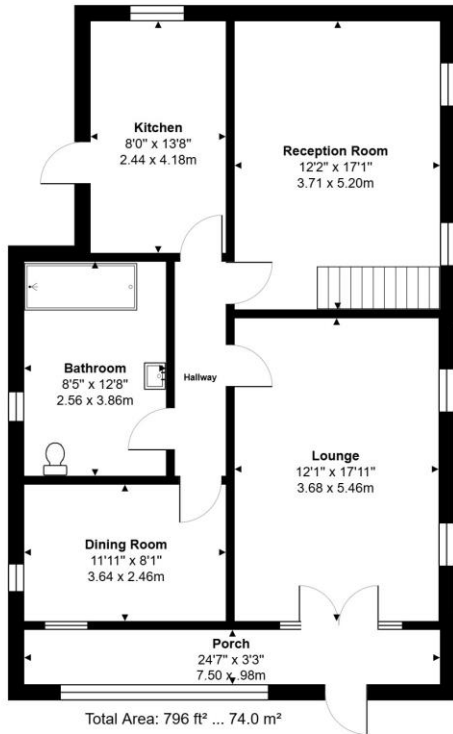
BATHROOM  
8' 3" x 6' 2" (2.51m x 1.88m)

BEDROOM ONE  
12' 9" x 10' 1" (3.89m x 3.07m) Access to vast in-  
eaves storage

**OUTSIDE**  
SUNNY PRIVATE REAR GARDEN

OFF ROAD PARKING  
Driveway to front providing ample off road parking  
for multiple vehicles





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>77</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
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