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Description

Guide Price - £355,000 to £360,000 Robert Luff and Co are delighted to bring to market this extended, three-bedroom mid-terraced home situated down a quiet walkway. The property in brief comprises of entrance hall, downstairs cloakroom, 21ft Lounge/dining room, modern fitted kitchen, utility area and snug/office. On the first floor are three bedrooms, family bathroom. The rear garden is west facing with a lovely dining area/patio, perfect for relaxing with family or entertaining guests.

The kitchen is particularly generous in size and provides ample space for both cooking and casual dining. Adjoining the kitchen is a separate snug overlooking garden.

On the first floor, there are three bedrooms, together with a family bathroom and WC. Outside, the property benefits from a westerly facing rear garden and a laid to lawn front garden.

Location

Lancing High Street can be found nearby approximately 0.5 miles away and has a range of shops, bakeries, library, post office and other amenities. The property is well situated for local primary and secondary schools and the property falls within the catchment area of Seaside Primary School and Sir Robert Woodard Academy. Close proximity to the A27 which offers routes to Brighton and London. The nearest railway station is Lancing and is located approximately 0.8 miles away from the property.

VIEWING ESSENTIAL!!

Please call to arrange a viewing.



Key Features

- Extended Three Bedroom House
- West Facing Rear Garden
- Ground Floor Cloakroom
- Snug/Office/Study
- Council Tax Band - C
- Situated On A Walkway/Greenway
- 21ft Lounge/Diner
- Spacious Modern Kitchen
- Family Bathroom
- EPC - C



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ENTRANCE HALL
 DOWNSTAIRS CLOAKROOM
 LOUNGE/DINING ROOM
 KITCHEN
 SNUG/OFFICE/UTILITY ROOM
 STAIRS TO FIRST FLOOR
 BEDROOM
 BEDROOM
 BEDROOM
 FAMILY BATHROOM
 OUTSIDE
 WEST FACING REAR GARDEN



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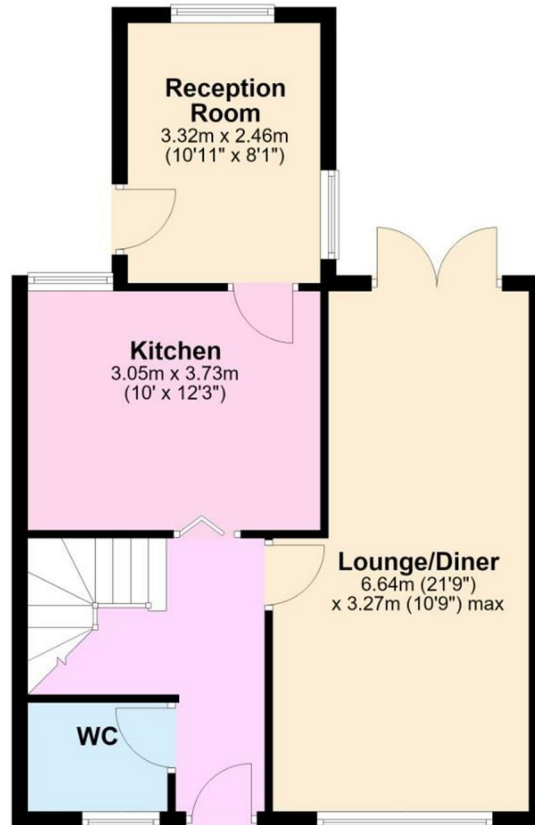
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Floor Plan Woodard Road

Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)

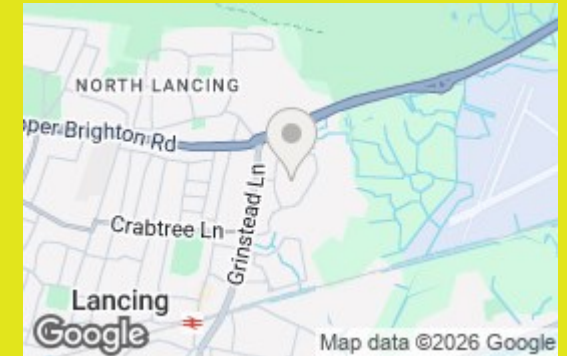


First Floor

Approx. 42.4 sq. metres (455.9 sq. feet)



Total area: approx. 93.1 sq. metres (1002.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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