



20 The Paddocks, Lancing, BN15 8DN
£1,600 Per Calendar Month

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Estate and letting agents



This charming three-bedroom semi-detached family home is available for a long-term let, offering great space for growing families. The ground floor features a spacious living and dining area that flows into an open-plan kitchen, which can include appliances if required. A versatile conservatory opens directly onto a low-maintenance paved rear garden—perfect for outdoor dining. The property also has front and side gardens, which the tenant will be responsible for maintaining. Upstairs, you will find three well-proportioned bedrooms and a family bathroom complete with a shower attachment over the bath. Additional benefits include full gas central heating, double glazing, and a garage located in a nearby compound. EPC Rating: D Council Tax Band: C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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