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Description

Robert Luff & Co welcome you to this family home located on West Way, perfectly positioned between the picturesque areas of Shoreham and Lancing. This delightful house boasts three well-proportioned bedrooms, making it an ideal space for families or those seeking extra room for guests or a home office.

As you enter, you are greeted by a spacious through lounge diner that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. One of the standout features of this home is the large garden, providing ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air on sunny days.

At the rear of the house, you will find a conservatory that doubles as a utility area, enhancing the functionality of the home while allowing natural light to flood in. This versatile space can be used for various purposes, whether as a playroom, a quiet reading nook, or a place to enjoy your morning coffee while overlooking the garden.

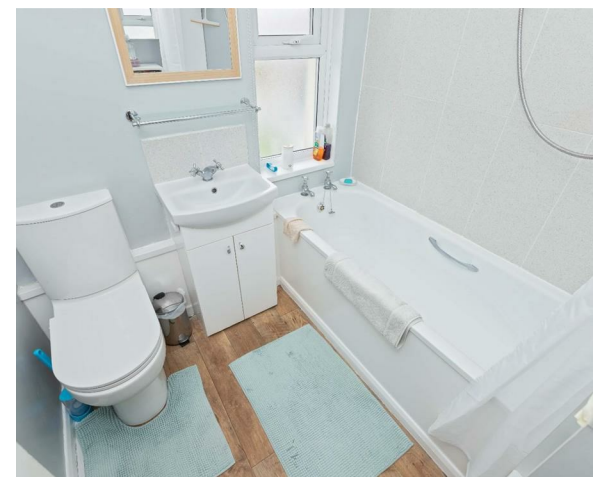
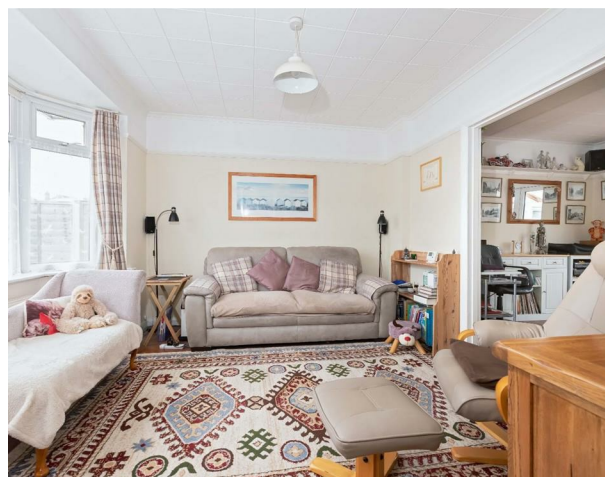
Off-road parking for two cars adds to the convenience of this property, making it easy for you and your guests to come and go without the hassle of street parking.

Situated just moments from Lancing Beach and the stunning Widewater Nature Reserve, this home offers the perfect blend of coastal living and natural beauty. Whether you are taking a leisurely stroll along the beach or exploring the nature reserve, you will find plenty of opportunities to enjoy the great outdoors.



Key Features

- Three Bedroom End Of Terrace House
- Moments From Lancing Beach & Widewater Reserve
- Good Size Rear Garden
- Located Within Easy Reach Of Shoreham
- EPC Rating - C
- Off Road Parking For Two Cars
- Close To Popular 700 Bus Route
- Rear Conservatory & Utility Area
- Council Tax Band - C



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UPVC double glazed front door to:

Entrance Hallway

Floorboards. Understairs storage cupboard. Radiator.

Lounge

3.63m x 3.02m (11'11 x 9'11)

Floorboards. Double glazed bay window to front. Radiator. Sliding door opening to:

Dining Room

3.18m x 3.02m (10'05 x 9'11)

Floorboards. Radiator. Patio doors to conservatory. Door to:

Kitchen

3.18m x 1.85m (10'05 x 6'01)

Wood laminate flooring. Rolltop working surfaces incorporating a stainless steel sink drainer. Space for oven and fridge/freezer. Range of fitted wall and base units providing ample storage space. Door to:

Conservatory

Space and plumbing for washing machine, tumble dryer and fridge/freezer. UPVC double glazed doors to rear garden.

First Floor Landing

Bathroom

Vinyl flooring. Frosted double glazed window. Wash hand basin set in a vanity unit with mixer tap. Panel enclosed bath with

electric shower over. Low level flush WC. Radiator.

Bedroom One

3.35m x 3.33m (11'00 x 10'11)

Double glazed window. Radiator.

Bedroom Two

3.18m x 2.72m (10'05 x 8'11)

Double glazed window. Radiator.

Bedroom Three

2.44m x 1.78m (8'00 x 5'10)

Double glazed window. Radiator.

Outside

Rear Garden

Patio area. Lawn area enclosed by fence. Path to out buildings. Sheds/covered area with power and lighting. Rear access & side access

Driveway

Car hard standing driveway with space for two vehicles.



Floor Plan West Way



Total area: approx. 78.5 sq. metres (845.1 sq. feet)



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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