

Wenceling Cottages, Lancing, BN15 8LE

Offers Over **£294,000**

Jacobs | Steel



Property Type: Terraced House

Bedrooms: 2

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Terraced House
- Two Double Bedrooms
- West Facing Lounge
- Modern Fitted Kitchen
- Neutral Family Bathroom
- West Facing Garden
- Close to Beach
- Approx Three Quarters of a mile to Shoreham High Street.

A two double bedroom family house with west facing rear garden located on the border of Shoreham/Lancing within close proximity to local amenities, shops, cafes and the Widewater Lagoon and beachfront are within a very short walk.











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Discover this charming two-double-bedroom terraced house, perfectly positioned on the Lancing/Shoreham border and boasting a desirable west-facing garden, ideal for enjoying afternoon sunshine.

Internal

Step inside to a welcoming entrance hall, providing access to the stairs and the bright living spaces. The modern fitted kitchen features a range of wall and base units with wood worksurfaces, an integrated gas hob with oven beneath, and space for essential appliances including a washing machine, dishwasher, and fridge freezer. To the rear, the lounge enjoys a pleasant westerly aspect, with a door that opens directly onto the rear garden, bathing the room in natural light.

Upstairs, you will find two comfortable double bedrooms, offering ample space and versatility. The neutral family bathroom is appointed with a panel-enclosed bath, WC, and hand wash basin.

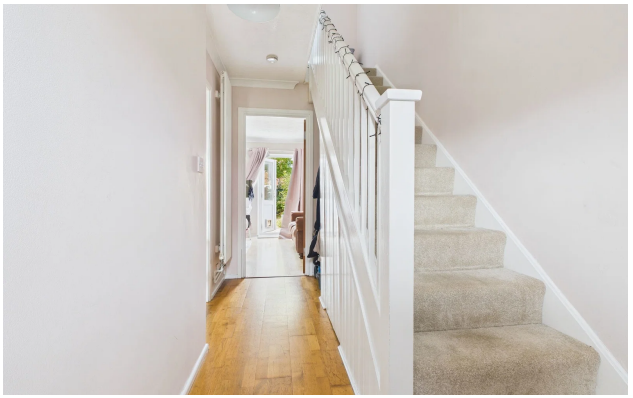
External

The property benefits from a front garden, neatly laid to lawn with a pathway leading to the front door. The west-facing rear garden provides a lovely outdoor retreat, featuring both patio and lawn areas, perfect for relaxation or al fresco dining, and includes convenient gated rear access.

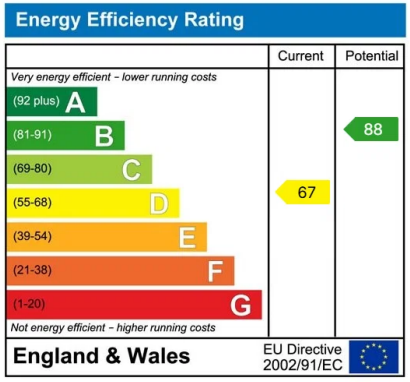
Situated

Located on the border of Lancing and Shoreham, this home offers excellent access to a range of local amenities. Shoreham High Street, with its shops, cafes, and services, is approximately three-quarters of a mile away. The beautiful Lancing beach and the picturesque Wide Water Lagoon are also within a very short walk, offering wonderful opportunities for coastal leisure. Shoreham train station, providing convenient transport links, is approximately 1.2 miles away. Council Tax Band C.









Whilst we endeavour to make out properties particulars accurate and reliable, we have not carried out a detailed survey. if there is any point which is of particular importance to your, please contact the office and we will be please to check the informaiton for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purpose only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishing, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Lancing Office | 28 North Road | Lancing | West Sussex | BN15 9AB
01903 750335 | lancing@jacobs-steel.co.uk | jacobs-steel.co.uk

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