



Brierley Gardens, Lancing, BN15 9EF

Offers Over **£350,000**



Property Type: End of Terrace House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three-bedroom end-of-terrace family home
- Quiet residential cul-de-sac location
- Spacious living room with feature bay window
- Modern fitted kitchen
- Ground-floor WC
- Low-maintenance, private rear garden
- Garage in compound
- Ideal first-time purchase, family home or investment opportunity
- Convenient for local shops, schools and amenities
- Chain Free

A well-presented three-bedroom end-of-terrace family home, positioned in a quiet cul-de-sac in the heart of Lancing. The property offers a modern fitted kitchen, a generous living room with feature bay window, conservatory, ground-floor WC, three bedrooms and a shower room. Externally, there is a private, low-maintenance rear garden with side access and garage in the nearby compound. An ideal home for first-time buyers, families or investors.





Summary

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Internal

The property is entered via an entrance porch which leads into a spacious living room, enhanced by a large bay window, creating a bright and welcoming main reception space. To the rear, the modern fitted kitchen is finished in a neutral contemporary style, offering ample storage, generous worktop space and space for a range cooker and appliances. A light-filled conservatory which provides additional living or dining space with views of the rear garden. The ground floor also benefits from a convenient WC.

Upstairs, the property offers three bedrooms and a family bathroom fitted with a white suite and shower enclosure. The layout is practical and well balanced, with neutral décor throughout providing a blank canvas for a new owner.

External

The front of the property is approached via a paved pathway bordered by established hedging, offering privacy from the road. To the rear is a private, enclosed garden which is mainly paved for ease of maintenance, with fenced boundaries and useful side access. The garden provides an ideal space for outdoor seating and entertaining. The garage is located in the nearby compound and has a rear access via the garden.

Situated

Brierley Gardens is a popular and quiet residential location within Lancing, conveniently positioned close to local shops, schools and amenities. Lancing village centre and mainline railway station are within easy reach, providing direct links to Worthing, Brighton and London. The A27 is easily accessible, while the nearby seafront, parks and South Downs offer excellent leisure opportunities.





Whilst we endeavour to make our particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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.