



The Paddocks, Lancing, BN15 8DW

Offers Over **£350,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three Bedroom Family Home
- Semi Detached
- Spacious Living Accomodation
- Modern Family Bathroom
- Separate WC
- Garage
- Private Rear Garden
- Close To Schools

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Summary

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Internal

The ground floor comprises a welcoming hallway with access to a spacious living room positioned to the front of the property, providing ample space for seating and relaxation. To the rear is dining space, offering a defined area for family meals and entertaining, with doors opening directly onto the garden. The kitchen sits adjacent to the dining room and is fitted with a range of units and worktop space, with room for appliances and practicality in mind. Upstairs, the first floor provides three well-proportioned bedrooms, including two generous doubles and a further single room ideal as a child's bedroom, nursery or home office. The family bathroom is fitted with a modern white suite, including a shower over the bath with a separate wc just next door. The property is decorated in light, neutral tones throughout, allowing purchasers to move straight in while offering scope to personalise

External

To the rear is a private and enclosed garden, mainly laid to lawn with paved seating areas, making it ideal for both entertaining and family use. There is space for outdoor furniture, children's play equipment and storage, with gated rear access leading to the garage.

The property also benefits from a garage, providing secure parking or useful storage (measuring approximately 5.14m x 2.41m).

Situated

Located within a popular and well-established residential area, the property is conveniently positioned for local schools, shops and amenities. Transport links are easily accessible, making it suitable for commuters, while nearby green spaces add to the family appeal of the location.





Whilst we endeavour to make our properties 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.