



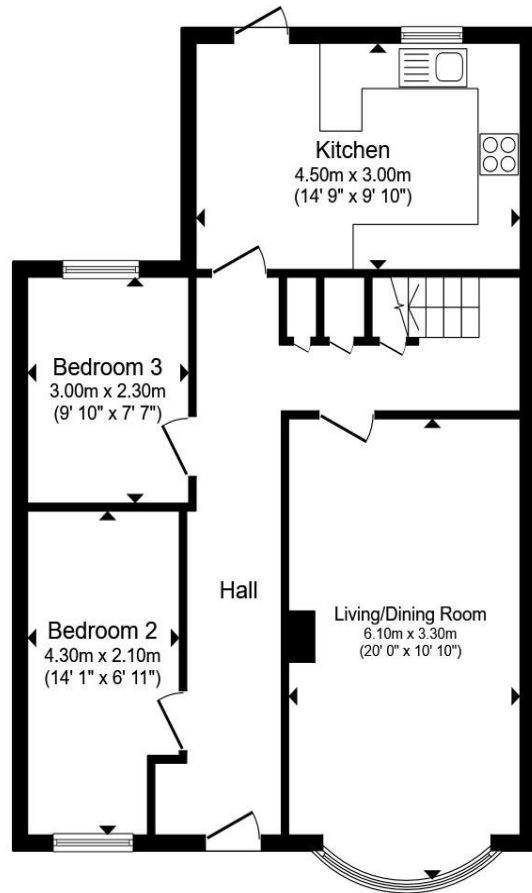
Old Shoreham Road, Lancing BN15 0QZ

welcome to

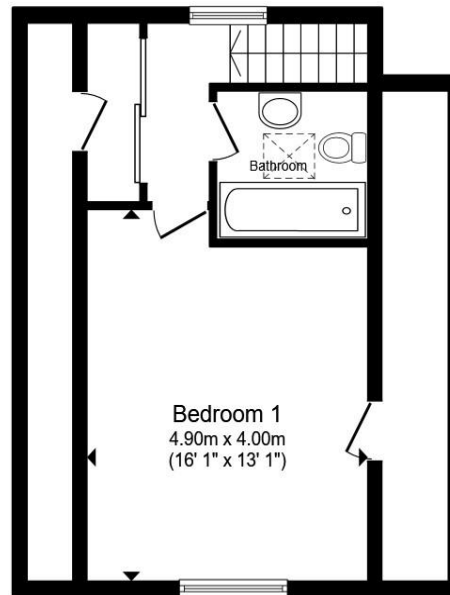
Old Shoreham Road, Lancing

Fox & Sons are delighted to present to the market this 3-bedroom house to the market on Old Shoreham Road in Lancing. This link-detached family home offers a large driveway at the front, excellent presentation within the home, and a private and south facing rear garden.





Ground Floor



First Floor

Total floor area 105.7 m² (1,138 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Old Shoreham Road, Lancing

- Link-Detached Three Bedroom House
- Bright and Spacious Living Area
- South Facing Garden and Large Drive
- Upper Floor with Large Master Bedroom, Bathroom and Storage
- Beautifully Presented Throughout

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in excess of

£400,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LCG106672



Property Ref:
LCG106672 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

directions to this property:

Please contact Fox and Sons on 01903 766041 for directions.

AGENTS NOTE:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.


fox & sons



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