



Abbots Way, Lancing, BN15 9DH

Offers Over **£475,000**



Property Type: Semi Detached House

Bedrooms: 3

Bathrooms: 3

Receptions: 1

Tenure: Freehold

Council Tax Band: D

- Beautifully presented three-bedroom semi-detached home
- Stunning open-plan kitchen/breakfast room with central island
- Bright and spacious living room with bay window
- Versatile sunroom overlooking the garden
- Two modern bathrooms
- Ensuite to main bedroom
- Detached home office/studio with separate storage room
- South Westerly private rear garden
- Driveway
- Quiet residential location close to schools, amenities and transport links

Beautifully presented and thoughtfully updated, this spacious three-bedroom family home offers bright open-plan living, a stunning kitchen/breakfast room, a versatile sunroom and two stylish bathrooms, all finished in a fresh and contemporary style. With a generous rear garden, driveway parking and the added benefit of a superb detached home office/studio, this is an ideal property for families, home-workers or anyone seeking a modern home in a quiet, convenient location close to Lancing village and the seafont.





Summary

Beautifully presented and thoughtfully updated, this spacious three-bedroom, three bathroom family home offers bright open-plan living, a stunning kitchen/breakfast room, a versatile sunroom and two stylish bathrooms, all finished in a fresh and contemporary style. With a generous rear garden, driveway parking and the added benefit of a superb detached home office/studio, this is an ideal property for families, home-workers or anyone seeking a modern home in a quiet, convenient location close to Lancing village and the seafront.

Internal

The property offers bright, spacious and beautifully presented accommodation throughout, beginning with a welcoming entrance hall that immediately sets the tone for the home's fresh, modern style. From here, the layout opens into impressive open-plan kitchen/breakfast room, a stunning contemporary space featuring a central island, shaker-style cabinetry and seamless flow into the dining area, being the heart of the home. Just off of this, a generous living room with a large bay window, wood flooring and neutral décor, creating a calm and comfortable space for everyday family living. This whole zone is ideal for both entertaining and family life, with the added bonus of a sunroom to the rear providing an extra versatile space filled with natural light and views of the garden. Completing the ground floor is a stylish bathroom finished with modern white metro tiling. Upstairs, the first floor provides three well-proportioned bedrooms including a main bedroom with its own modern ensuite, along with a further double bedroom, a generous single/office and a contemporary family bathroom.

External

Externally, the property enjoys an attractive frontage with driveway parking and mature planting, giving a welcoming approach to the home. The rear garden has a south westerly aspect — mainly laid to lawn and well enclosed, offering plenty of space for children to play, outdoor dining, or future landscaping ideas. A detached garage has been converted to create a home office/studio and an adjoining storage room, making it perfect for home-working, a hobby space or a teen hangout. The overall plot provides a wonderful balance of usable outdoor space, privacy and practicality, all positioned within a quiet and popular residential setting close to Lancing village, schools and transport links.

Situated

Positioned in a peaceful residential road, the property is ideally placed for easy access to Lancing village, local shops, cafés, supermarkets and the railway station with direct routes to Brighton and London. Well-regarded schools and parks are close by, while excellent bus connections and the A27 provide convenient links for commuters. The picturesque seafront and wide open spaces of the South Downs are also within easy reach, making this a perfect location for families and those who enjoy both coastal and countryside living





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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

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.