



**Brook Way, Lancing, BN15 8DQ**

Offers Over **£345,000**



**Property Type:** Semi-Detached Bungalow

**Bedrooms:** 2

**Bathrooms:** 1

**Receptions:** 1

**Tenure:** Freehold

**Council Tax Band:** C

- Two Bedroom Semi Detached Bungalow
- Spacious and bright living room
- Fitted kitchen with practical layout
- Bathroom with separate WC
- Conservatory overlooking the garden
- Private, low-maintenance rear garden
- Off-road parking and garage
- Popular Brook Way location
- Close to local amenities and transport links
- Ideal for downsizers or first-time buyers

A well-presented and deceptively spacious two-bedroom semi-detached bungalow, ideally situated within the popular Brook Way area of Lancing. This bright and versatile home offers generous living accommodation, a private rear garden, and off-road parking with garage, making it an excellent opportunity for downsizers, first-time buyers, or those seeking single-level living in a convenient location.





## Summary

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## Internal

The property is accessed via a welcoming entrance hall providing access to all principal rooms. The spacious living room is a standout feature, offering excellent natural light and ample space for both seating and dining arrangements. The kitchen is fitted with a range of units, work surfaces, and space for appliances, with a practical layout ideal for everyday use. There are two well-proportioned bedrooms positioned to the rear of the property, both enjoying a pleasant outlook. A fitted bathroom suite and separate WC provide added convenience. The property is neutrally decorated throughout, allowing any incoming purchaser to move straight in while still offering scope for personalisation.

## External

To the front, the property benefits from a low-maintenance paved driveway providing off-road parking and access to the garage. The rear garden is private and easy to maintain, offering a combination of patio and outdoor space ideal for relaxing or entertaining. The conservatory provides an additional versatile area overlooking the garden. A garage with up-and-over door offers further storage or parking options.

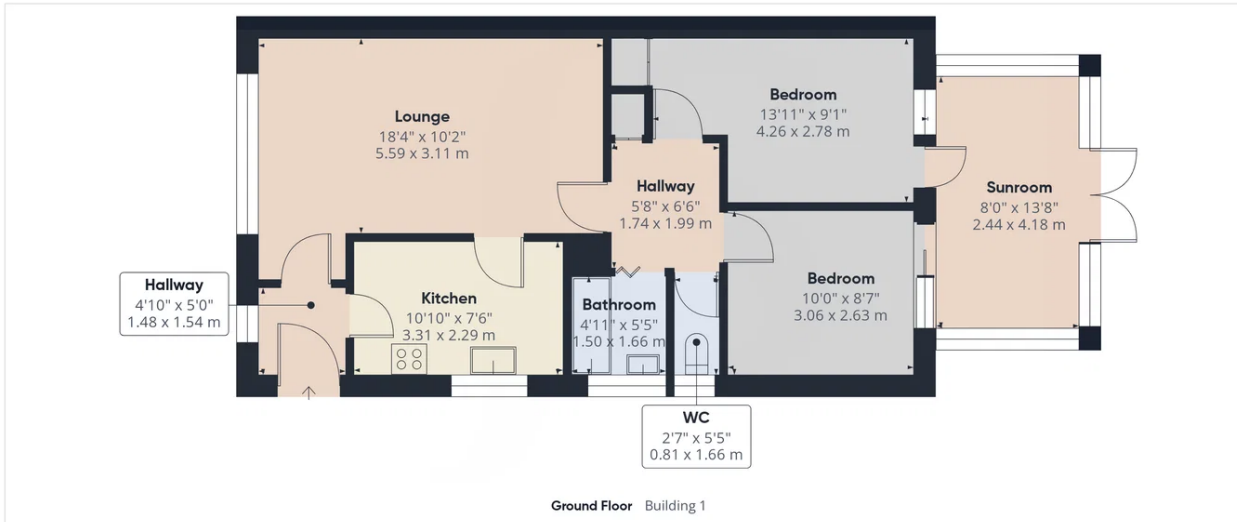
## Situated

Brook Way is a quiet and well-regarded residential location in Lancing, ideally positioned for easy access to local shops, amenities, and transport links. Lancing village centre and mainline railway station are within easy reach, offering direct links to Brighton, Worthing, and London. The seafront and local green spaces are also nearby, making this a fantastic coastal location.

## Key Features

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- Bathroom with separate WC
- Conservatory overlooking the garden
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- Off-road parking and garage
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- Close to local amenities and transport links





Approximate total area<sup>(1)</sup>  
859 ft<sup>2</sup>  
79.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.