

Brierley Gardens, Lancing, BN15 9EF

Offers Over **£325,000**

Jacobs | Steel









Property Type: Terraced House

Bedrooms: 3

Bathrooms: 1

Receptions: 1

Tenure: Freehold

Council Tax Band: C

- Three bedrooms
- Spacious living room with bay window
- Separate dining area with French doors
- Fitted kitchen
- Family bathroom
- Private enclosed rear garden
- Bright and well-presented throughout
- Ideal first-time purchase or investment
- Popular residential location
- Viewing highly recommended

A well-presented and deceptively spacious three-bedroom family home, offering bright and versatile accommodation across two floors together with a private rear garden. The property features a generous living room, separate dining area, fitted kitchen, family bathroom and is ideally suited to first-time buyers, families or buy-to-let investors.





Summary

A well-presented and deceptively spacious three-bedroom terraced home, offering bright and versatile accommodation across two floors together with a private rear garden. The property features a generous living room, separate dining area, fitted kitchen, family bathroom and is ideally suited to first-time buyers, families or buy-to-let investors.

Internal

The accommodation is arranged over two floors and comprises an entrance hall leading into a spacious dual-aspect living room with attractive bay window to the front, providing an excellent reception space. To the rear is a separate dining area with French doors opening onto the garden, and sitting alongside a fitted kitchen offering a range of wall and base units with ample worktop space.

To the first floor are three bedrooms, including a generous principal bedroom and a further double bedroom, together with a third bedroom which would also make an ideal nursery, home office or study. A family bathroom completes the accommodation.

External

The property benefits from an enclosed rear garden, laid mainly to lawn with a patio seating area, mature planting and gated rear access, providing an ideal space for relaxing and entertaining. The front garden is mainly laid to lawn with a pathway leading to the front entrance. There is a separate garage en bloc.

Situated

Situated within a popular residential location, the property is conveniently positioned close to local shops, schools and bus routes. The area also offers easy access to nearby parks, road links and mainline railway stations providing direct services to London, Brighton and surrounding coastal towns, making it an excellent choice for commuters and families alike.









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

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