



West End Way, Lancing

Offers In The Region Of

£475,000

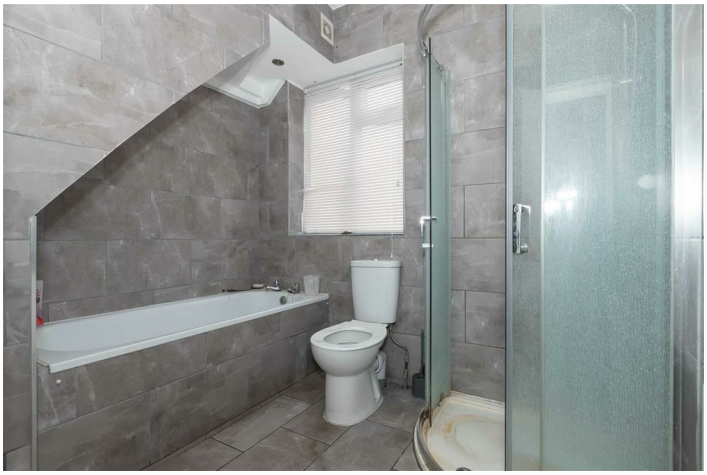
Freehold

- Detached House
- Two Bathrooms
- West Facing Garden
- Close Lancing Business Park
- Council Tax Band: E
- Six Bedroom HMO
- Communal Kitchen/Social Room
- Off Street Parking
- Good Public Transport Connections
- EPC: TBC

Robert Luff & Co are delighted to present this fantastic opportunity to acquire this six bedroom HMO, currently let at approximately £3,800 per month, conveniently located close to Lancing Business Park and just a short commute to Worthing Town Centre. The accommodation briefly comprises: Entrance hall, four ground floor letting rooms, communal bathroom, first floor landing, WC, shared kitchen/social room, two further letting rooms and shower room. Outside, there is a Westerly aspect rear garden and off street parking.

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Entrance Hall
Double glazed front door, coving, radiator.

Bathroom
Double glazed window to front, tile enclosed bath, shower enclosure, close coupled WC, radiator.

Room One 10' x 9' (3.05m x 2.74m)
Double glazed window to front, radiator

Room Two

Room Three

Room Four 12' x 10' (3.66m x 3.05m)
Double glazed window to rear, radiator.

First Floor Landing
Double glazed windows to front & side, large storage cupboard.

WC
Double glazed window to front, close coupled WC, wash hand basin.

Kitchen/Social Space 13'10" x 12' (4.22m x 3.66m)
Double glazed windows to front & rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, bas hob, electric oven, tiled splashbacks, space & plumbing for washing machine, radiator.

Inner Hall
Door to balcony with timber steps into garden.

Shower Room
Part tiled walls, shower enclosure with wall mounted electric shower, wash hand basin.

Room Five 11'1" x 10'2" (3.38m x 3.10m)
Double glazed windows, radiator.

Room Six
Double glazed window to front, radiator.

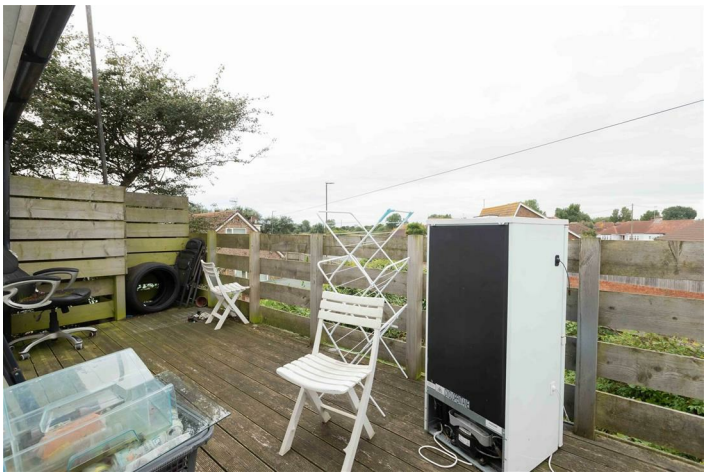
Outside

Rear Garden
Fence enclosed.

Parking
Ample parking for multiple vehicles.

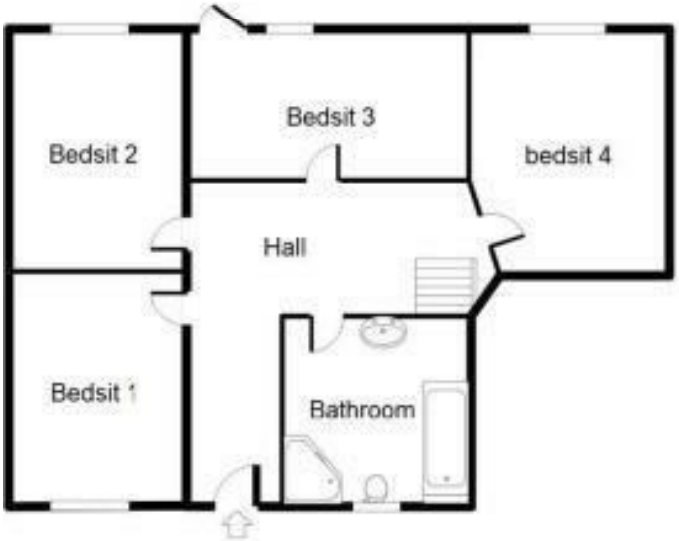






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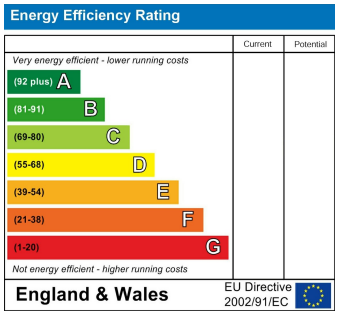
Floorplan

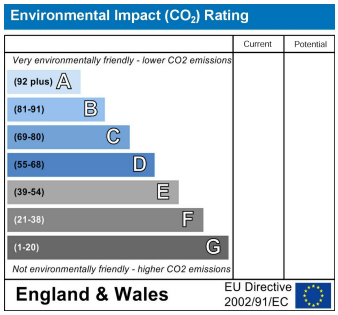


Ground Floor



First Floor





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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