

Abbots Way, Lancing
Lancing

Offers Over £460,000



Abbots Way

Lancing

Spacious 3-bed semi with open plan living, sunroom, 2 bathrooms plus en-suite, west-facing garden, outbuilding, and driveway

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Excellently Presented Throughout
- Three Bedroom Semi-Detached House
- Spacious Open Plan Kitchen / Living / Dining Room
- Two Modern Bathrooms & En-Suite To Main Bedroom
- Detached Garden Room With Separate Storage Area
- Spacious Sunroom Overlooking Westerly Rear Garden
- Driveway For Multiple Vehicles
- Situated Within Close Proximity To Lancing Train Station
- Please Take A Look At Our Virtual Tour



Open Plan Kitchen / Dining Room

28' 9" x 14' 10" (8.76m x 4.51m)

Excellent presented and spacious open-plan kitchen/dining room, seamlessly flowing into the living area. The modern fitted kitchen features a stylish central island, creating a fantastic space for both entertaining and everyday living.

Living Room

Bright and spacious living area, seamlessly flowing from the open-plan kitchen/dining room

Ground Floor Bathroom

1' 9" x 6' 6" (0.54m x 1.97m)

Fully tiled modern fitted bathroom comprising bath with over bath shower, hand wash basin, WC and heated towel rail

Bathroom

6' 10" x 5' 2" (2.09m x 1.57m)

Modern fitted partially tiled bathroom comprising bath with hand held shower attachment, WC, hand wash basin and heated towel rail

Bedroom One

10' 10" x 14' 3" (3.29m x 4.34m)

Spacious double bedroom, with en-suite shower room

En-Suite

6' 11" x 5' 2" (2.11m x 1.58m)

Modern fitted en-suite to main bedroom, comprising walk in shower, hand wash basin, WC and heated towel rail.

Bedroom Two

11' 2" x 11' 1" (3.41m x 3.37m)

Second double bedroom overlooking rear garden

Bedroom Three

10' 0" x 8' 2" (3.04m x 2.50m)

Bright good sized third bedroom

Sunroom

9' 0" x 9' 11" (2.75m x 3.02m)

Versatile sunroom overlooking the rear garden



GARDEN

Westerly facing rear garden, mostly laid to lawn

DRIVEWAY

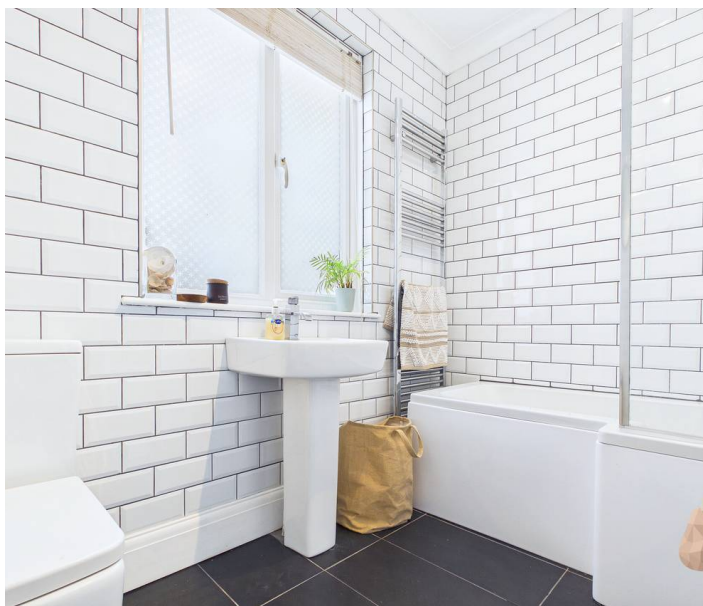
2 Parking Spaces

Driveway for multiple vehicles

GARAGE

Single Garage

Versatile outbuilding offering a range of potential uses, ideal as a home office, hobby room or additional workspace, with a useful storage area to the front.





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area⁽¹⁾

114.6 m²

1235 ft²

Reduced headroom

1.3 m²

14 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360



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