Robert Luff & Co

The Broadway, Lancing

Freehold - £210,000

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Description

Robert Luff & Co are delighted to present this spacious two bedroom park home for the over 50's, enviably located backing onto open fields on the popular Broadway Park. Widewater Lagoon, nature reserve and beach are just a short walk away and the 700 bus service passes along Brighton Road providing easy access to Shoreham, Brighton, Worthing & beyond. The generous accommodation comprises: Entrance hall, lounge, dining area, fitted kitchen, two bedrooms with built in wardrobes and a shower room. Outside, there is a low maintenance rear garden, private driveway and a garage. NO ONWARD CHAIN!

Key Features

- Park Home For Over 50's
- Residents Social Club
- Great Size Lounge/Diner
- Garage & Driveway
- Council Tax Band: A
- Popular Broadway Park
- Two Bedrooms
- Backing Onto Open Fields
- No Onward Chain
- EPC Rating: D

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Entrance Hall
Double glazed door to side, coats cupboard, wooden flooring, radiator.

Lounge
5.92m x 3.56m (19'5" x 11'8")
Double glazed windows to front & side, feature fireplace, radiator, wooden flooring.

Dining Room
3.07m x 2.44m (10'1" x 8')
Double glazed window to side, radiator, wooden flooring.

Kitchen
4.39m x 2.79m (14'5" x 9'2")
Double glazed door & window to side, range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven, gas hob & extractor hood, dishwasher, space & plumbing for washing machine, cupboard housing central heating boiler.

Bedroom
3.40m x 2.90m (11'2" x 9'6")
Double glazed window to side, fitted wardrobes, radiator, wooden flooring.

Bedroom
2.90m x 2.54m (9'6" x 8'4")
Double glazed window to side, fitted wardrobe & dressing table, wooden flooring.

Bathroom
Double glazed window to side, fitted suite comprising: Shower enclosure, close coupled WC, pedestal wash hand basin.

Outside

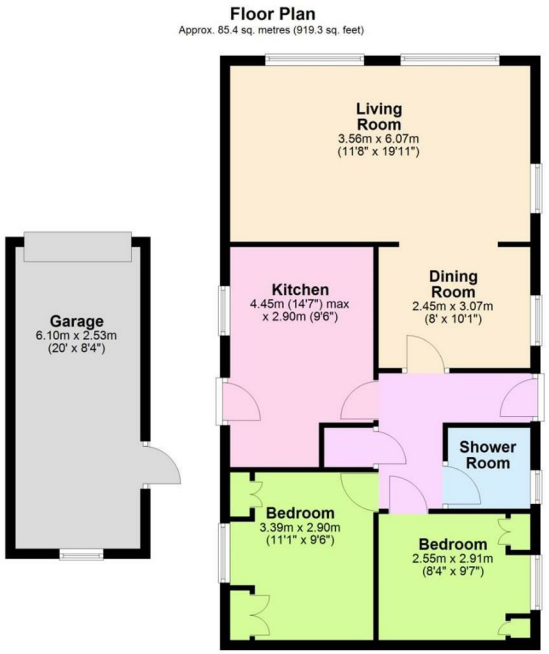
Rear Garden
Patio, decked area, outside tap, fenced, backing onto views.

Front Garden
Lawn.

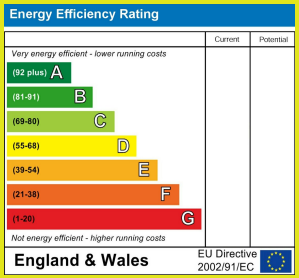
Private Driveway
For one car.

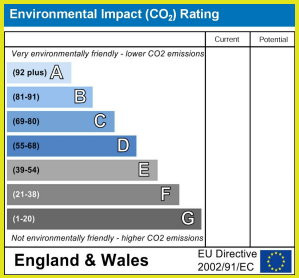
Garage
6.1 x 2.53 (20'0" x 8'3")
Up & Over Door.

Floor Plan The Broadway



Total area: approx. 85.4 sq. metres (919.3 sq. feet)





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