



Lancing, West Sussex BN15 0NU
Offers in excess of £299,999



Derek Road

Lancing, West Sussex

SALE AGREED BY SHORE ESTATES! This fantastic three bedroom semi-detached house is in good condition throughout. As you arrive to the property, you are welcomed by off street parking for at least two vehicles, with a shared driveway leading to a detached garage.

The ground floor accommodation consists of a fantastic south facing lounge, a fantastic dining room which continues onto a good sized fitted kitchen, utility room, bedroom 3, a fully fitted shower room and to the rear of the property is a fantastic lawned garden with a variety of landscape features with a patio to the front which is ideal for a table and chairs.

On the first floor you will find two more bedrooms along with a useful storage room/ occasional office and a separate WC. The master bedroom overlooks the rear garden, while bedroom 2 has fantastic views towards the sea.

The property is situated on Derek Road, North Lancing. The property is located conveniently close to the A27 which makes this property perfect for those who wish to commute. You are also only a short distance from either Worthing or Brighton shopping facilities.

For more details or to arrange a viewing, please don't hesitate to contact the office on 01273 830555.

- Semi-detached house
- Three Bedrooms
- Three Reception Rooms
- Off Street Parking
- Garage
- Lawned Rear Garden



Entrance Hall

Lounge

13'7" x 9'10" (4.15m x 3.00m)

Living Room

13'8" x 9'10" (4.17m x 3.00m)

Dining Room

10'10" x 8'9" (3.32m x 2.67m)

Kitchen

15'7" x 8'9" (4.76m x 2.68m)

Utility Room

Bedroom 3

7'11" x 8'6" (2.42m x 2.61m)

Shower Room

Stairs to 1st floor landing

Bedroom 1

13'10" x 10'7" (4.22m x 3.23m)

Bedroom 2

8'9" x 6'11" (2.67m x 2.12m)

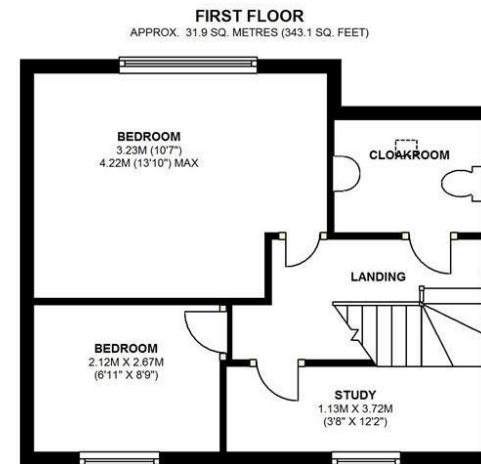
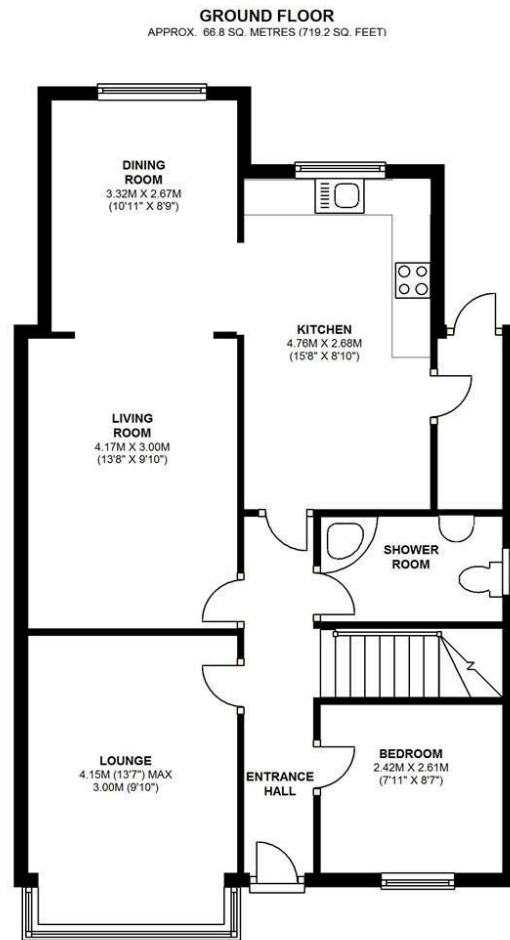
Study/ Store Room

12'2" x 3'8" (3.72m x 1.13m)

Cloakroom

Garage





TOTAL AREA: APPROX. 98.7 SQ. METRES (1062.3 SQ. FEET)