



15 South Street | Lancing | West Sussex | BN15 8AE

£400,000





An exciting opportunity to purchase this three bedroom detached imposing family home requiring modernisation throughout and a perfect opportunity to add your own stamp. Benefitting spacious rooms throughout, off road parking and private gated driveway being offered chain free.



Key features:

- Substantial Detached Home
- Three Bedrooms
- Two Reception Rooms
- Requires Modernisation
- Off Road Parking
- Private Driveway
- A Short Walk To Lancing Train Station
- Chain Free

 3 Bedrooms

 1 Bathroom

 2 Reception Rooms

INTERNAL

The property is currently comprised as flexible living accommodation, meaning there is huge scope to mould this home exactly how you would like it. This residential property comprises three bedrooms, two reception rooms, kitchen, bath room and rear porch/wc area. With many of the rooms benefitting Easterly and Westerly aspect, this home is filled with light, giving a spacious and airy feel. Having retained many original features, full modernisation is required, an exciting opportunity to add your own stamp. Viewing is a must.

EXTERNAL

Upon entry to the property, there are steps up from the pavement to the front door. To the side of the property is private wooden gated access, with private driveway being brick paved providing off road parking, charging point for electric cars and turning point for vehicles. The remainder of the garden is mainly laid to lawn, with flower borders. There is also a shed suitable for bike storage.

SITUATED

Situated in a prime location in the heart of Lancing Village Centre within walking distance to the train station, shops and Lancing beach. An ideal commuter location, being close proximity to the A27 or Brighton Road leading to Shoreham, Brighton, Worthing and Beyond.

HALLWAY 10' 11" x 6' 01" (3.33m x 1.85m)

LOUNGE 17' 02" x 12' 01" (5.23m x 3.68m)

DINING ROOM 13' 07" x 9' 06" (4.14m x 2.9m)

KITCHEN 13' 07" x 6' 02" (4.14m x 1.88m)

REAR PORCH 8' x 3' 06" (2.44m x 1.07m)

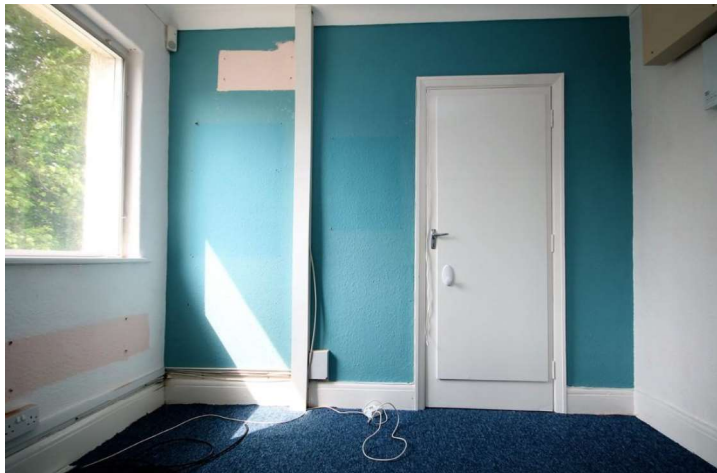
LANDING

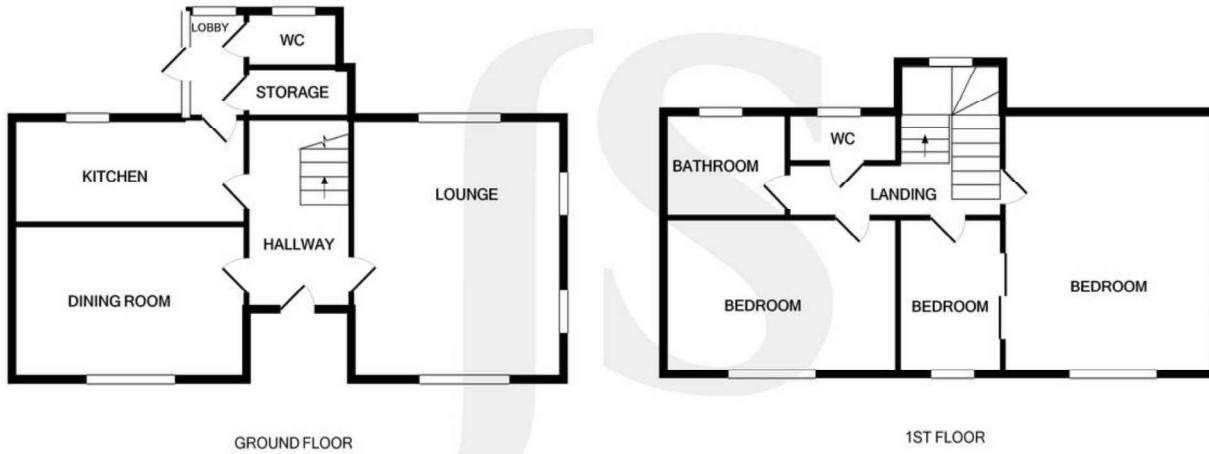
BEDROOM ONE 16' 02" x 12' 07" (4.93m x 3.84m)

BEDROOM TWO 13' 03" x 10' (4.04m x 3.05m)

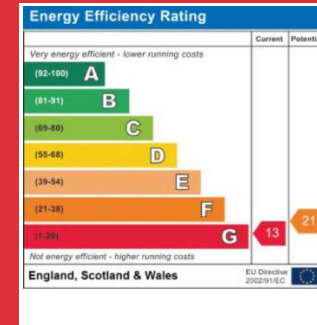
BEDROOM THREE 9' 09" x 6' 04" (2.97m x 1.93m)

BATHROOM 8' 03" x 6' 04" (2.51m x 1.93m)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floor plans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes 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, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.