

**SOLD STC**



## **Shadwells Close, Lancing**

**3 Bedrooms, 1 Bathroom, Mid Terraced House**

**Asking Price Of £345,000**



## Shadwells Close, Lancing

3 Bedrooms, 1 Bathroom

Asking Price Of £345,000

- Modern fitted Kitchen
- Garage
- Open Fire Place
- GFCH
- Refurbished Bathroom

This family home is situated in a popular cul-de-sac within a desirable area of Lancing.

As you enter the porch, you will be greeted by a bright and airy hallway that leads to a staircase rising to the first floor. On the ground floor there is a comfortable living room offering spacious living space, from here you lead in to the modern kitchen/diner with an array of cream shaker style fitted units and is a perfect area for cooking and entertaining, there is a door from here that leads to the patio garden where you can access the garage en-bloc. The property boasts three bedrooms, contemporary bathroom/WC. Outside the rear garden is a perfect place to relax and unwind.

### Location

The property is close to Lancing Village centre and home to a wealth of comprehensive local amenities to include shopping stores, supermarkets, a library, doctors' and dentists' surgeries and schools.







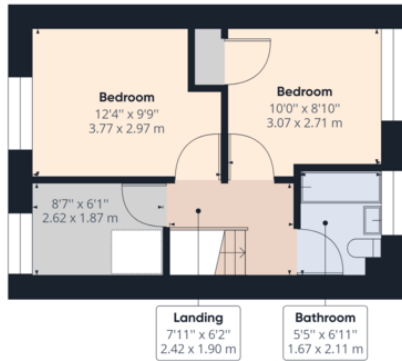
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
698.17 ft<sup>2</sup>  
64.86 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## Martin & Co Burgess Hill

3-4 Keymer Road • Burgess Hill • RH15 0AD

T: 01444 242059 • E: haywardsheath@martinco.com

# 01444 242059

<http://www.martinco.com>



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