



3 West Street, Lancing, West Sussex BN15 0AP

**Offers in excess of £350,000**

Middleton Estates are delighted to offer to the market this pretty flint fronted, mid terraced house. Inside, the property offers an immaculately presented spacious open-plan living/ dining room boasting a beautiful feature fireplace, log burner and wooden floorboards throughout. The modern kitchen offers plenty of storage space, neutral wall/base units and plenty of natural light. The rear garden offers decking, a patio and the rest is laid to lawn. Back inside, the first floor offers two bedrooms and large, modern bathroom complete with three-piece suite. The second floor offers another bedroom with double glazed Velux window and eaves storage. Other benefits include; gas central heating, double glazing, rural surroundings, aesthetically pleasing frontage, close to local shops and the property is kept to an immaculate standard. The property also benefits from being CHAIN FREE.

## 3 West Street, Lancing, West Sussex BN15 0AP

### Porch

### Lounge / Diner

25'2 x 13'10 (7.67m x 4.22m)

### Kitchen

11'11 x 8'7 (3.63m x 2.62m)

### First Floor Landing

### Bedroom 1

10'7 x 12'8 (3.23m x 3.86m)

### Bedroom 2

11'11 x 8'7 (3.63m x 2.62m)

### Bedroom 3

13'7 x 11'4 (4.14m x 3.45m)

### Bathroom

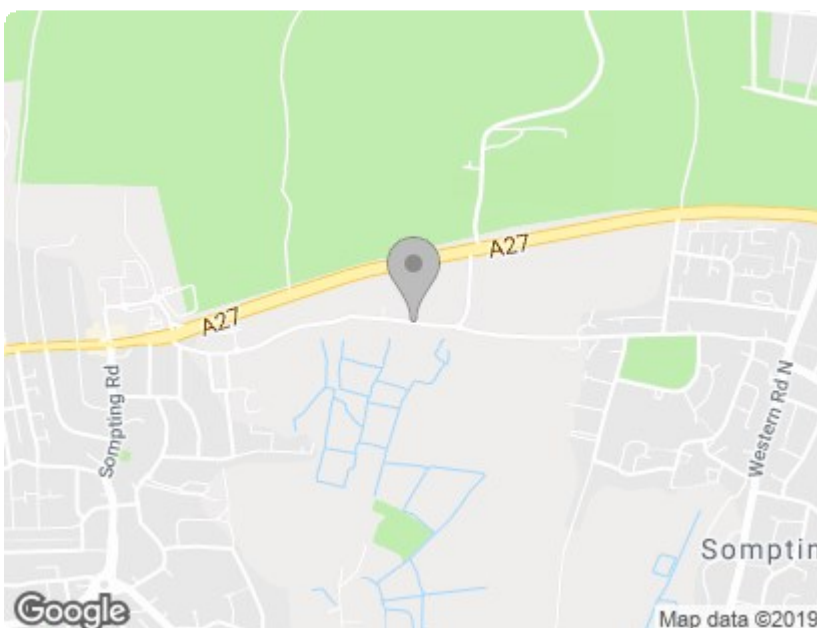
### Rear Garden





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audisagent.com



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	