

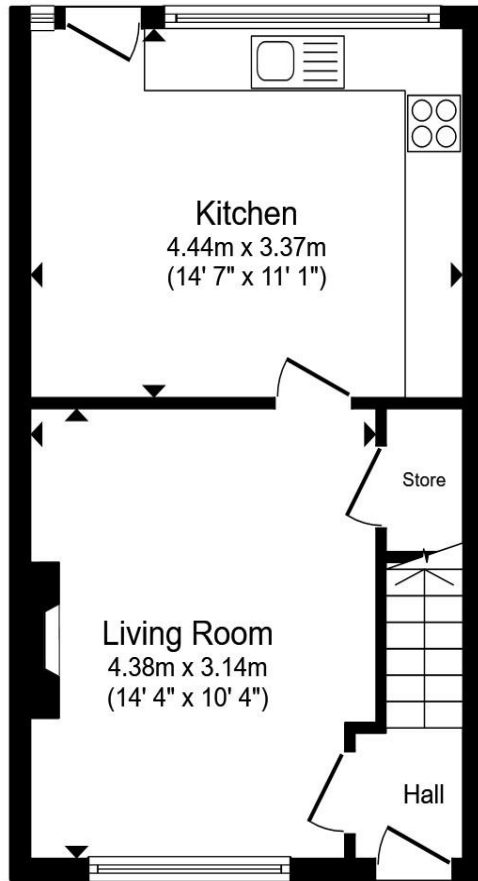


Shadwells Road, Lancing, BN15 9EW

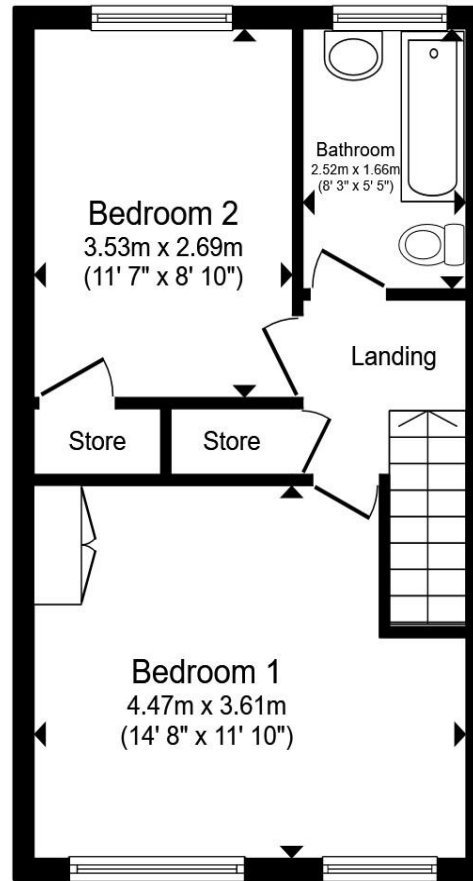
welcome to
Shadwells Road, Lancing

This fantastic two bedroom home is chain free and would make an excellent first time buy or investment. The property is in a popular area of Lancing, has lots of natural light and is well presented throughout. To the front of the property there is off road parking with dropped kerb access and a lawned garden. Inside the property, from the hallway you will find a bright lounge with attractive fireplace and built in storage, leading through to the generous kitchen with plenty of worktop and storage space and door to the private rear garden with patio, lawn and shed. Upstairs there are two well proportioned bedrooms with storage, storage on the landing and a family bathroom. The property is within easy walking distance of the village centre with many shops and amenities, including Lancing train station with frequent direct trains to Brighton and London Victoria, plus excellent local travel links to Brighton and Worthing. We recommend an early viewing to take advantage of this excellent opportunity.





Ground Floor



First Floor

Total floor area 72.0 m² (776 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Shadwells Road, Lancing

- Chain Free Two Bedroom Terraced Home
- Lots of Natural Light
- Off Road Parking
- Close to Village Centre
- Gardens Front and Rear

Tenure: Freehold EPC Rating: C
Council Tax Band: B

£280,000



directions to this property:

Please contact Fox and Sons on 01903 766041 for directions.

AGENTS NOTE:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/LCG106714



Property Ref:
LCG106714 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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