



## Lancing

1a Abbey Close, Broadway Park, Lancing, West Sussex, BN15 8NX

**Offers Over £250,000** To be advised

Michael  
**Jones**  
& Bacon

- 46ft Park Home
- Beautifully Presented
- Three Bedrooms
- En Suite Master Bedroom
- 19ft Triple Aspect Lounge/Diner
- Popular Location
- 17ft Kitchen/Breakfast Room
- Private Driveway
- Detached Garage
- Over 50's
- Close to Lancing Seafront
- Chain Free
- Gas Central Heating

## Location

The accommodation with approximate room sizes comprises as follows:

Double glazed door opening to:

### ENTRANCE HALL

Two radiators, coats cupboard, access to loft space via hatch.

### LIVING/DINING ROOM

19'4" x 17'2" (5.9m x 5.23m) Triple aspect room with two double glazed windows and double glazed doors opening

to side, electric fire with wooden mantle, wall light, three radiators, TV point, telephone point, coved and textured ceiling.

### KITCHEN/BREAKFAST ROOM

17'4" x 9' (5.28m x 2.74m) Roll top work surface with inset 1½ bowl single drainer sink unit with cupboards and drawers under, matching eye level wall cabinets, built in eye level double oven, integrated fridge/freezer, washing machine and dishwasher, Induction hob, extractor fan, breakfast bar, cupboard housing boiler, double glazed window and door to side, radiator, TV point, tiled floor.

### MASTER BEDROOM

12'6" x 10'8" (3.8m x 3.25m) Double glazed window, radiator, range of built in bedroom furniture including chest of drawers, bed side units, radiator, coved and textured ceiling.

### ENSUITE SHOWER ROOM

Step in shower cubicle, with shower, vanity unit with inset sink and cupboard under, recessed WC, radiator, tiled floor, extractor fan, coved and textured ceiling.

### WALK IN WARDROBE

Light and shelving and hanging space.

### BEDROOM TWO

10'3" x 8'3" (3.12m x 2.51m) Double glazed window, radiator, range of built in cupboards including wardrobe and chest of drawer unit, coved and textured ceiling.

### BEDROOM THREE/STUDY





6'6" x 4'9" (1.98m x 1.45m) Double glazed window, wall mounted cupboards, TV point.

#### **BATHROOM/WC**

Panelled bath, bidet, low level WC, wash hand basin, double glazed window, part tiled walls, radiator.

#### **OUTSIDE AND GENERAL**

##### **FRONT AND SIDE GARDEN**

Lawned with small decked area with steps leading to rear door, side gate leading to:

##### **REAR GARDEN**

Being completely paved for ease of maintenance with two raised borders, side access gate, door to garage, enclosed by walling and fencing.

##### **PRIVATE DRIVEWAY**

Providing off road parking for two vehicles and leading to:

##### **DETACHED GARAGE**

With up and over style door, door to rear garden.

## Viewing

Strictly by appointment through Michael Jones & Company.

All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property and any fixtures and fittings.



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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.

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