



## Lancing

27 West Way, Lancing, West Sussex, BN15 8LX

**Offers over £270,000** Freehold

Michael  
**Jones**  
& Bacon

- Family Home
- Three Bedrooms
- South Facing Garden
- 28'ft Garage/Workshop
- Easy Access to Beach
- 15ft Living Room
- Betwixt Shoreham & Lancing
- Shower Room /W.C
- South Facing Conservatory
- Off Street Parking

Double glazed door into:

#### ENTRANCE PORCH

Tiled floor, double glazed window, part glazed door opening to:

#### LIVING ROOM

15'10" (4.83) x 13' (3.96) into bay Double glazed bay window, stairs rising to first floor with understairs storage, radiator, laminate flooring, telephone point.

#### KITCHEN

15' x 7' (4.57m x 2.13m) Square edge work surface with single drainer sink with cupboards and drawers under, space for dishwasher, washing machine, built in oven and four ring hob, matching eye level wall cabinets, radiator, breakfast bar, tiled floor, double glazed window and door opening to:

#### CONSERVATORY

14' x 13' (4.27m x 3.96m) Part brick built with uPVC double glazed windows and doors to garden, pitched roof, tiled floor.

#### FIRST FLOOR LANDING

Access to loft space via hatch, built in cupboard,

#### BEDROOM ONE

12'10" x 10' (3.9m x 3.05m) Double glazed window, laminate flooring, radiator, built in wardrobe.

#### BEDROOM TWO

9' x 7' (2.74m x 2.13m) Double glazed window, radiator.

#### BEDROOM THREE

7' x 5'11" (2.13m x 1.8m) Double glazed window, radiator, laminate flooring.

#### SHOWER ROOM/WC

Step in shower cubicle with electric shower, vanity unit with inset sink and cupboard under, low level WC, double glazed window, fully tiled walls, ladder style radiator.

#### OUTSIDE & GENERAL

#### FRONT GARDEN

Block paved providing off street parking for two vehicles.

#### REAR GARDEN

Being a particular feature of this property and is the popular southerly aspect with majority lawn with patio area, enclosed by fencing, door opening into:

#### GARAGE/WORKSHOP

28' x 16' (8.53m x 4.88m) Double barn doors to rear, power and light, storage above, separate office/storage area 12' x 7'11", double glazed window and door to front, power and light.

### Viewing

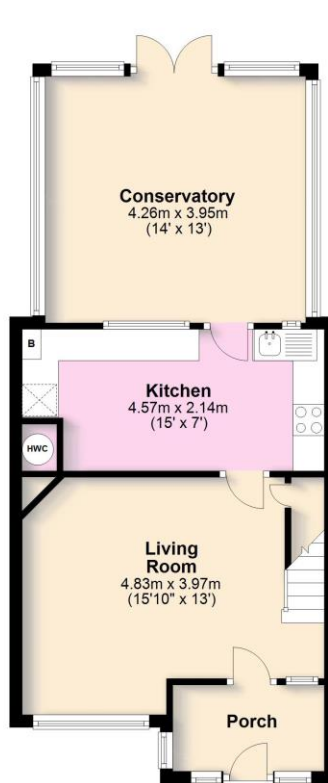
Strictly by appointment through Michael Jones & Company.

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.

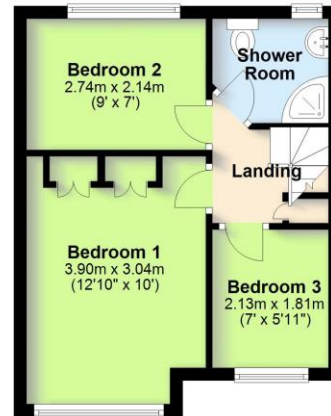




### Ground Floor



### First Floor



Total area: approx. 76.9 sq. metres (828.0 sq. feet)

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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