

75 Brook Way, Lancing, BN15 8DH

Spencer
& Leigh



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Lancing, BN15 8DH

Guide Price £325,000 - £350,000 Freehold

- Semi detached bungalow
- Two bedrooms
- No ongoing chain
- Private driveway, Car port & Garage
- 19' Living room with large window
- Double glazed conservatory
- West facing rear garden
- Double glazing and gas central heating
- Exclusive to Spencer & Leigh
- Viewing highly recommended

GUIDE PRICE £325,000 - £350,000

Welcome to this charming semi-detached bungalow located on Brook Way in the lovely area of Lancing. This delightful property boasts 2 cosy bedrooms, perfect for a small family or as a peaceful retreat for a couple.

With a generous 764 sq ft of space, this bungalow offers a comfortable living environment. The easy-to-manage west-facing rear garden is ideal for enjoying sunny afternoons or hosting a barbecue with friends and family.

One of the highlights of this property is the private driveway, garage and car port, providing convenient off-road parking for your vehicles. The double glazed conservatory is a lovely addition, offering a bright and airy space to relax and unwind.

Benefiting from double glazing and gas central heating, this bungalow ensures warmth and energy efficiency throughout the year. Additionally, the property comes with no ongoing chain, making the buying process smooth and hassle-free.

Don't miss out on the opportunity to own this wonderful bungalow in a desirable location. Contact us today to arrange a viewing and make this charming property your new home!



Brook Way is located within a short stroll to both Lancing seafront and the local amenities with Lancing Village itself, there is an excellent range of local bus routes as well as a near by train station making Brighton Worthing or London easy to access by train and bus. The A27 is also nearby offering easy commuting by car.



Entrance

Entrance Hallway

Living Room
18'4 x 12'8

Kitchen
10'9 x 7'

Bedroom
14' x 9'2

Bedroom
10'2 x 8'8

Conservatory
8'10 x 8'8

Family Bathroom

Separate Cloakroom

OUTSIDE

Rear Garden

Garage
16'3 x 8'

Property Information

Council Tax Band C: £2,074.17 2024/2025

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Garage and un-restricted off road parking

Broadband: Standard 18Mbps, Superfast 74Mbps & Ultrafast 1000Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)


Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk



Council:- Adur
Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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Brook way



Approximate Gross Internal Area = 77.75 sq m / 836.89 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.