



5 Abbots Way, Lancing, BN15 9DH Offers in excess of £325,000

Good Move are delighted to present this two-bedroom semi-detached home to the market.

The welcoming entrance hall provides access to a bright and generous living room, perfect for relaxing or entertaining. To the rear of the property is a spacious open-plan kitchen/dining room with direct access to the rear garden. The bungalow benefits from two well-proportioned double bedrooms, complemented by a versatile study. A shower room completes the internal accommodation.

Externally, the property continues to impress with a generous and versatile rear garden benefitting from a useful shed and greenhouse. To the front, a substantial driveway provides multiple off-street parking spaces.

Positioned in a peaceful residential road, the property is ideally placed for easy access to Lancing village, local shops, cafés, supermarkets and the railway station with direct routes to Brighton and London. Well-regarded schools and parks are close by, while excellent bus connections and the A27 provide convenient links for commuters. The picturesque seafront and wide open spaces of the South Downs are also within easy reach, making this a perfect location for families and those who enjoy both coastal and countryside living.

The property has been attractively priced and would invite all buyers in a position to proceed to view.

Please call for more information.



Disclaimer

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 will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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