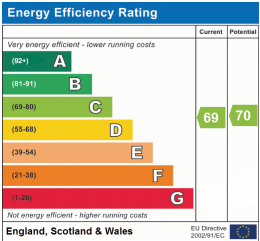
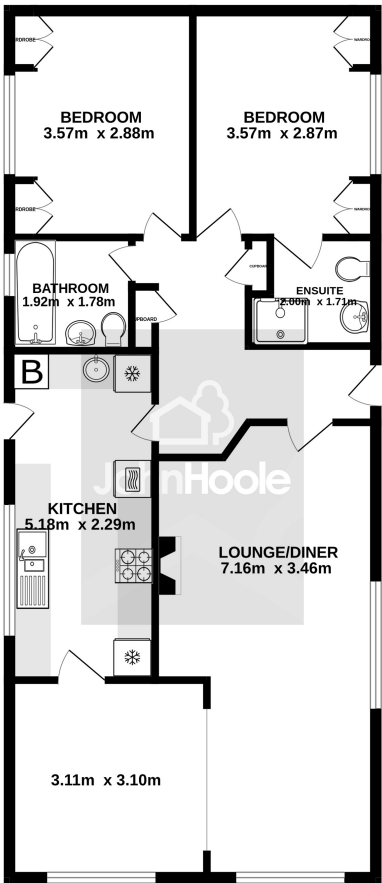




The Broadway, Lancing, BN15 8NS
£260,000



GROUND FLOOR
78.0 sq.m. approx.



TOTAL FLOOR AREA: 78.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01273 555115
info@johnhoole.co.uk
johnhoole.co.uk
214 Dyke Road | Brighton | BN1 5AA

Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Nestled in a peaceful development away from the hustle and bustle, this charming home in the sought-after Broadway Park offers everything you could wish for. As this is a private estate, your home is more secure and with no through traffic, the roads are quiet and safer. This Berkeley Parks park home needs very little maintenance. They are built to the highest standards (BS3632) and built to last. The exteriors need little attention, apart from an occasional colourwash, and the UPVC window frames can't rot and don't need repainting. Inside you can paper and paint rooms in the traditional way and to your taste, so altogether you can save money, work and worry, and start to enjoy your leisure time. As you step inside this property, you'll be impressed by the generous space—comparable to a much more expensive bungalow—making it an excellent choice. The open-plan lounge and dining areas provide the perfect setting for entertaining family and friends, while the second bedroom offers a comfortable retreat for overnight guests. Bedroom 1 adds a touch of luxury with its built-in wardrobes and en suite shower room. Additional built-in wardrobes in bedroom 2 and the entrance hallway ensure ample storage space. The modern kitchen is fresh and spacious, featuring generous work surfaces and integrated appliances. The utility room is an added benefit in keeping the laundry out of sight while the contemporary bathroom is stylish and ready to enjoy with no need for updates. Outside, the expansive wraparound garden offers the perfect suntrap throughout the day, and the property benefits from hardstanding for one car. Broadway Park also employs a Residential Park Manager, whose job it is to help with any problems and see that the estate is well looked after.

Proudly known as the largest village in Great Britain, Lancing is a vibrant coastal community that perfectly blends convenience, nature, and seaside living.



- LUXURY PARK HOME
- 2 DOUBLE BEDROOMS, ONE WITH EN SUITE SHOWER
- OPEN PLAN LIVING/DINING AREA
- CONTEMPORARY KITCHEN WITH ADJOINING UTILITY ROOM
- SUNNY GARDEN
- PARKING FOR ONE CAR
- GAS CENTRAL HEATING & DOUBLE GLAZING THROUGHOUT
- OVER 50'S ONLY
- NO PETS ALLOWED OTHER THAN ONE HOUSECAT
- NO RENTALS ALLOWED

