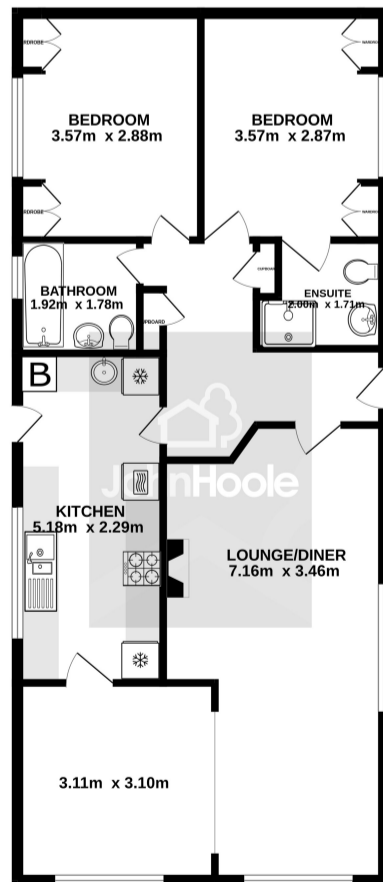




Tudor Close, The Broadway, Lancing, BN15 8NS
 £270,000



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		
(61-81)	B		
(39-60)	C		
(19-48)	D		
(9-18)	E		
(1-8)	F		
(1-8)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	70
		EU Directive 2002/91/EC	

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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 you step inside, 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.

For those who love an active lifestyle, Lancing boasts excellent sports and fitness facilities. The popular Perch restaurant on Beach Green offers breathtaking coastal views alongside a range of water sports. Nature lovers can explore Brooklands Wildlife Park on the border with Worthing. Lancing's mainline railway station provides direct services to Gatwick Airport and London, while frequent bus routes and the A27 ensure seamless travel to Worthing, Brighton and surrounding areas. The Lancing Village Centre offers a variety of shopping options, including Asda and Co-Op Superstores, along with a library, medical centres, and dental practices. Additionally, an array of local shops and amenities are conveniently located throughout the area.

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
- OVER 50'S ONLY
- NO PETS ALLOWED OTHER THAN ONE HOUSECAT