



40 Manor Road, Lancing, BN15 0HG  
Asking Price £365,000

and company  
**bacon**  
Estate and letting agents



Welcome to Manor Road, Lancing - a charming location that offers the perfect setting for this delightful semi detached house with the added convenience of a GARAGE. This property offers spacious and light accommodation comprising entrance hall, cloakroom/Wc, living room, kitchen/dining room and sun room. To the first floor there are three bedrooms and bath/shower room/Wc. Externally there are front and rear gardens and a garage. \*\*\*Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing\*\*\*

- Chain Free
- Three Bedrooms
- Semi Detached House
- Garage
- Kitchen/Dining Room
- Cloakroom/Wc
- Family Bath/Shower Room/Wc
- Viewing Recommended





Double glazed front door opening to

### Entrance Hall

Staircase rising to the first floor. Under stairs cupboard. Radiator.

### Cloakroom/Wc

Low level flush Wc. Double glazed window. Wall mounted wash hand basin.

### Living Room

5.70 x 3.13 (18'8" x 10'3")

Double glazed bay window to South aspect. Double glazed window to rear. Radiator. Wall mounted central heating thermostat. Fitted fire with stone hearth.

### Kitchen/Dining Room

5.16 x 3.00 (16'11" x 9'10")

Work surfaces with cupboards and drawers fitted under. Inset one and half sink drainer unit. Space for washing machine, cooker and fridge/freezer. Wall mounted cupboards. Double glazed window over looking the rear garden. Wall mounted Potterton

boiler. Save for table and chairs. Radiator. Sliding patio doors to sun room.

### Sun Room

1.85 x 3.19 (6'0" x 10'5")

Glazed with door to garden and tiled floor.

### First Floor Landing

A spacious and light landing with access hatch to loft space and airing cupboard.

### Bedroom One

3.96 x 3.11 (12'11" x 10'2")

Double glazed window to front and side. Radiator.

### Bedroom Two

2.80 x 2.68 (9'2" x 8'9")

Double glazed window. Radiator.

### Bedroom Three

2.25 x 2.69 (7'4" x 8'9")

Double glazed window. Radiator.

### Bath / Shower Room/Wc

Corner bath with shower attachment, step in shower cubicle with shower, pedestal wash hand basin and low level flush Wc. Double glazed obscure glass window. Part tiled walls. Inset spotlights.

### Front Garden

Laid to lawn with pathway to the front door. Side access with gate to the rear garden.

### Rear Garden

Laid to lawn with patio nearer the house. Planted flower and shrub borders. Paved path leading to rear gate giving access to garage in rear compound.

### Garage

Located to the rear of the property.

### Required Information

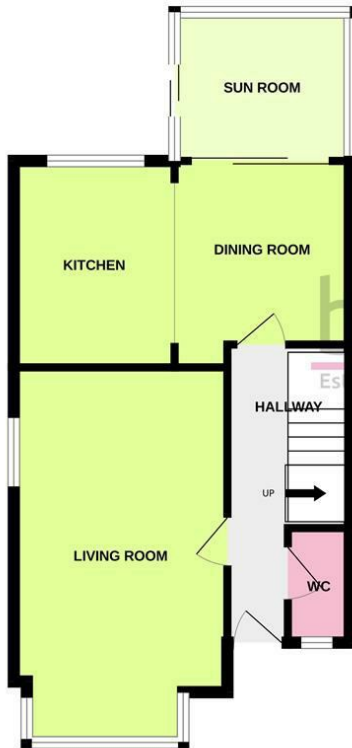
Council tax band: D

Draft version: 1

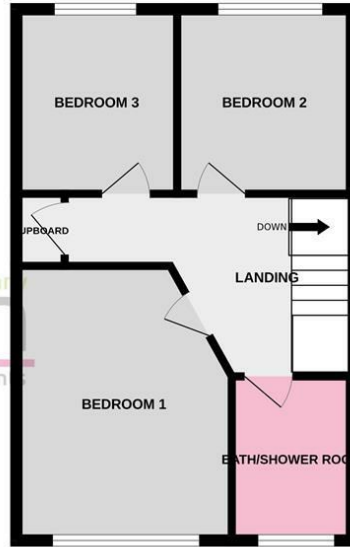
Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR



1ST FLOOR



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 |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>80</b> |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            | <b>50</b>                  |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

