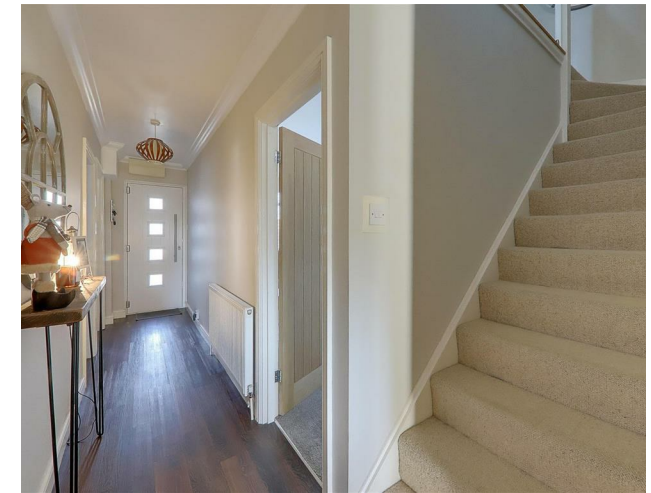




44 Abbey Road, Lancing, BN15 0AB  
Guide Price £535,000

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This stunning four-bedroom chalet bungalow is ideally situated in Sompting, offering ample living spaces with modern finishes. The property features two bedrooms located on the ground floor, along with an additional two bedrooms upstairs. The bungalow is equipped with two well-appointed family washrooms. The interior has been beautifully refurbished throughout, providing a fresh and contemporary feel. The landscaped South Facing garden features a raised decked seating area, BBQ area and access to the outside garden room. This property presents an excellent opportunity for anyone seeking a stylish and spacious family home.

- Four/Five bed Chalet Bungalow
- Driveway
- Recently Renovated
- South Facing Landscaped Garden
- Garden Room
- Generous Entertaining Space
- Convenient Location
- Beautifully Presented









### Driveway

Space for multiple cars to the front of the property leading to; A modern front door, the property has been grey rendered with anthracite windows throughout creating stunning façade to this home

### Entrance hallway

Hard flooring throughout. Leading to:

### Lounge

Snug/lounge, wood panelled door, grey carpet, ceiling light with two additional wall mounted lights, vertical flat radiator, fitted white shutters.

### Utility/Bedroom

Currently used as utility space. Space to accommodate an additional downstairs bedroom. Hard flooring. Radiator. Fitted white shutters.

### Downstairs Bathroom

Downstairs family bathroom, L-shaped bath with Niche above. Deck mounted mixer tap, independent rainfall



shower above. Gloss white vanity unit toilet with wash hand basin. Mirrored wall mounted vanity cabinet. Heated towel rail.

### Bedroom 2

Downstairs double bedroom, wood panelled door, hard flooring, west facing window, radiator.

### Kitchen

Modern fitted cream gloss kitchen, integrated handle frames, wood look worktops, cream tiled splashback throughout. Space for under counter washing machine and tumble dryer, combination boiler, slimline dishwasher, range cooker, extractor fan, fridge/freezer. Breakfast bar with additional cabinet space. vertical flat radiator. Patio doors leading to the garden.

### Reception Room

Dining space. Flat panelled radiator. Snug/additional carpeted lounge area.

### Stairs

leading to first floor landing with glass balustrade:



### Bedroom 3

Upstairs guest room. Carpet. Window with fitted shutter. Radiator.

### Bedroom 1

Double South Facing bedroom with smartly designed wardrobe space.

### Upstairs Shower Room

Corner shower unit. Toilet. Wash hand basin. Heated towel rail. Vanity dressing table area. Velux window.

### Garden

South facing decked area with steps down to a low maintenance artificial grassed garden. Raised decked seating area. Built BBQ area. Leading to;

### Garden Room

Spacious garden room which provides additional space for an at home gym or home office.









Whilst every attempt has been made to ensure the accuracy of the floorplans 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 operation or efficiency can be given. Made with Metropix v2025.

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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>		
(69-80) <b>C</b>	<b>67</b>	<b>80</b>
(55-68) <b>D</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 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.



baconandco.co.uk

72 Goring Road, Goring-by-sea, Worthing, West Sussex, BN12 4AB

01903 520002

goring@baconandco.co.uk