



Elms Drive, Lancing



Guide Price
£400,000
Freehold

- Semi-Detached Bungalow
- Two Bedrooms
- Newly Refurbished Throughout
- Contemporary Shower Room
- Fully Fitted Kitchen
- Attractive West Facing Garden
- Conservatory
- Ample Off Street Parking
- EPC: D
- Council Tax Band: C

GUIDE PRICE £400,000 - £425,000 We are delighted to present this BEAUTIFULLY REFURBISHED bungalow with a superb WEST FACING REAR GARDEN, ideally located just a short walk from Lancing village centre and mainline railway station. The generous accommodation comprises: Entrance hall, living room opening onto conservatory, NEWLY FITTED KITCHEN, two double bedrooms and CONTEMPORARY SHOWER ROOM, Outside, there is a fantastic, 60ft West facing rear garden and BLOCK PAVED HARDSTAND PROVIDING AMPLE OFF STREET PARKING. Viewing Essential - NO ONWARD CHAIN!!

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Accommodation

Entrance Hall

New composite front door with double glazed inserts, loft access, radiator, laminate flooring.

Lounge 13' x 12' (3.96m x 3.66m)

Double glazed window and door to conservatory, coving, storage cupboard, two radiators.

Conservatory 13'2" x 8' (4.01m x 2.44m)

Double glazed windows and door, wall lights, laminate floor.

Kitchen 10' x 6'6" (3.05m x 1.98m)

Double glazed window and back door. Newly fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces incorporating ceramic single drainer sink unit with mixer tap, integrated appliances including; electric oven, hob and extractor hood, dishwasher, washing machine and fridge, cupboard housing combination boiler.

Bedroom One 15'1" x 12' (4.60m x 3.66m)

Double glazed bay window to front with shutter blinds, radiator.

Bedroom Two 10' x 10' (3.05m x 3.05m)

Double glazed window to front with shutter blinds, radiator.

Shower Room

Double glazed window to side. Newly fitted contemporary suite comprising: Double shower enclosure, vanity unit with inset wash hand basin and cupboard under, close coupled WC, ladder radiator.

Outside

West Facing Rear Garden approx 60' (approx 18.29m)

Patio, lawn, feature rockery and flower bed, fence enclosed with side access via lean-to.

Front Garden

Block paved providing ample off street parking for several vehicles.



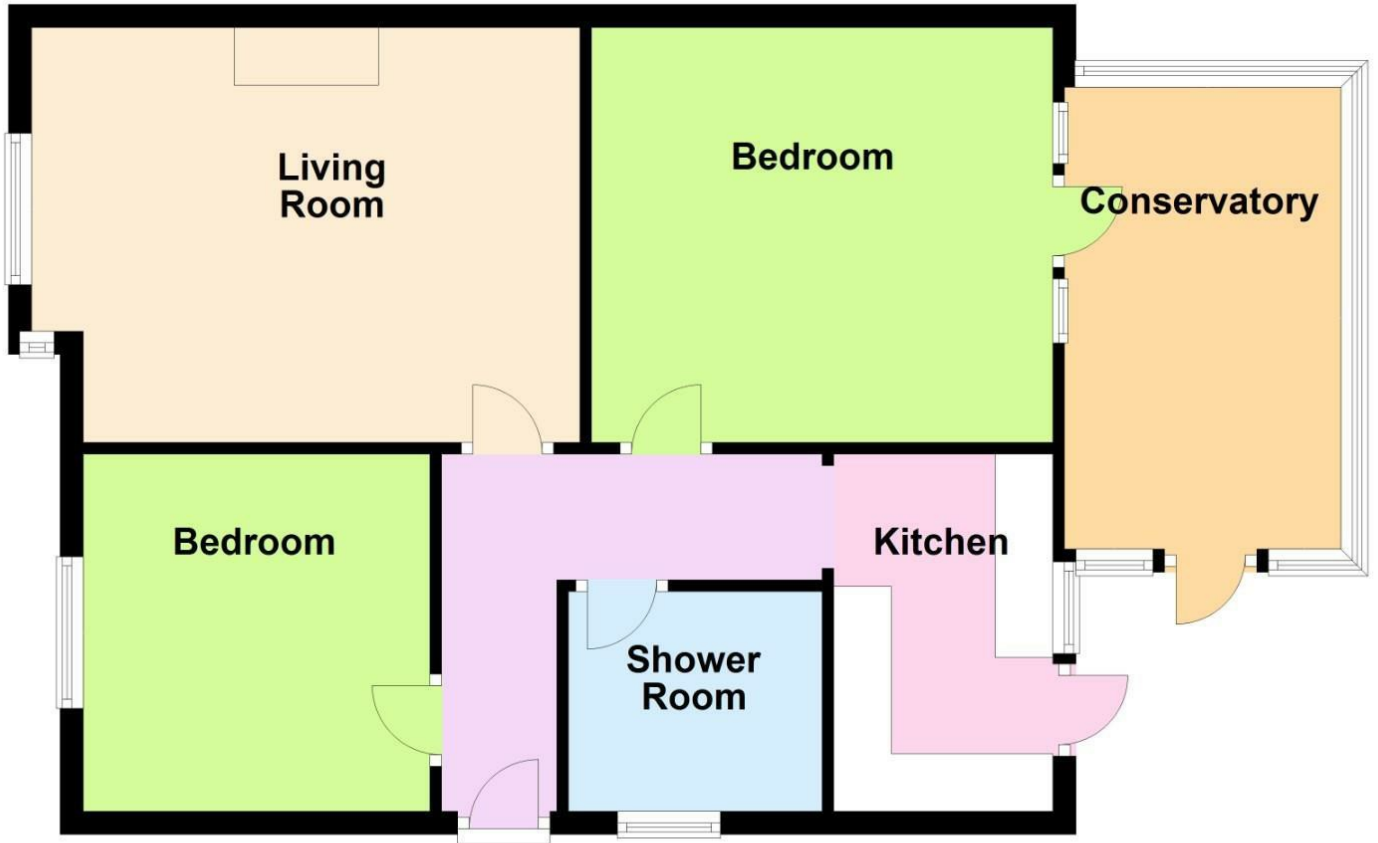
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Floor Plan

Approx. 68.3 sq. metres (735.6 sq. feet)



Total area: approx. 68.3 sq. metres (735.6 sq. feet)

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

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

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