



Lotts Lane, Lancing



Guide Price
£485,000
Freehold

- Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Sun Room
- Impressive South Facing Garden
- Garage & Ample Parking
- Close to Shops & Bus Services
- No Onward Chain
- EPC: D
- Council Tax Band: D

We are delighted to welcome to the market this spacious, TWO DOUBLE BEDROOM, TWO RECEPTION ROOM detached bungalow, ideally located close to local shops and bus services in popular Sompting. The property, which occupies a generous plot, comprises: Entrance hall, bow fronted living room, dining room, kitchen leading onto sun room, further lean-to, two double bedrooms and bathroom. Outside, there is an impressive SOUTH FACING REAR GARDEN, ample off street parking and a garage. NO ONWARD CHAIN!!

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Accommodation

Entrance Hall

Upvc double glazed front door, windows to front, built in storage cupboard.

Living Room 18'6" x 17' (5.64m x 5.18m)

Double glazed bow window to front, further window to side, coving, radiator, TV aerial point.

Dining Room 8'6" x 8'2" (2.59m x 2.49m)

Coving, radiator.

Kitchen/Sun Room 25'3" max x 13'1" (7.70m max x 3.99m)

Coving, double glazed windows to rear and side. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, electric cooker point, space for fridge/freezer, washing machine & dishwasher, breakfast bar.

Lean-To

Coving, double glazed windows, radiator.

Bedroom One 13'1" x 12'1" (3.99m x 3.68m)

Coving, double glazed window, fitted wardrobes, radiator.

Bedroom Two 12'1" x 9'11" (3.68m x 3.02m)

Coving, double glazed window, built in wardrobes, radiator.

Bathroom

Coving. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with inset wash hand basin and cupboard under, close coupled W/C, part tiled walls.

Outside

South Facing Rear Garden

Patio, flower bed borders, laid to lawn, greenhouse, storage shed, wall & fence enclosed with side access.

Garage 18'9" x 8'3" (5.72m x 2.51m)

Up & over door, personnel door to side.

Parking

Private driveway.



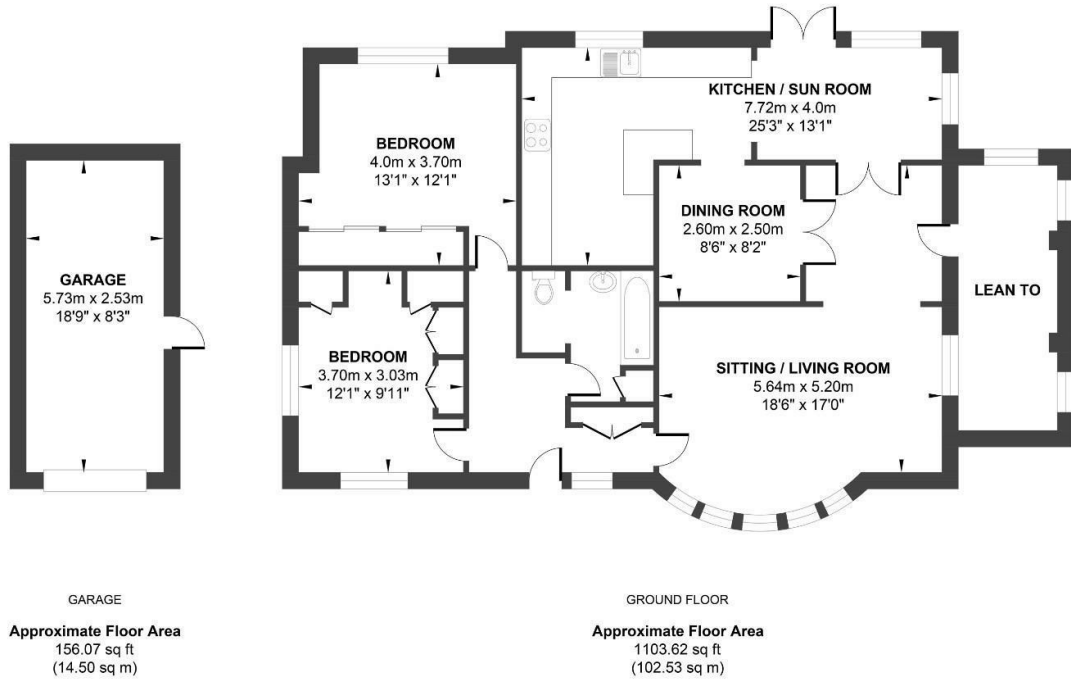
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LOTTS LANE

Approximate Gross Internal Area = 117.03 sq m / 1259.70 sq ft
 Illustration for identification purposed only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Vary 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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.