



Langdale Close, Lancing

Offers In Excess Of
£350,000
Freehold

- Two Bedroom Semi-Detached Bungalow
- Recently Landscaped Rear Garden
- Garage With Power & Light
- Well Presented Throughout
- EPC Rating - D
- Located Within A Secluded Close In Sompting
- Off Road Parking For Multiple Cars
- Lean To Utility Area
- Council Tax Band C

Welcome to Langdale Close, Sompting, Lancing - a charming bungalow nestled within a secluded close. This delightful property boasts a cosy reception room, two bedrooms, and a well-appointed bathroom, making it the perfect retreat for those seeking comfort and tranquility.

As you step inside, you'll be greeted by a beautifully presented interior that exudes warmth and character. The property's thoughtful layout creates a sense of space and flow, ideal for both relaxing evenings and entertaining guests.

One of the highlights of this bungalow is its landscaped rear garden, a private oasis where you can unwind amidst lush greenery. Imagine enjoying a cup of tea on a sunny morning or hosting a barbecue with friends in this serene outdoor space.

For those in need of storage or parking space, the garage and driveway offer ample room for multiple cars, providing convenience and peace of mind. Additionally, the property's potential to extend opens up exciting possibilities for customising and expanding your living space to suit your needs.

Don't miss out on the opportunity to make Langdale Close your new home. With its inviting atmosphere, convenient location, and potential for personalisation, this bungalow is a rare find that promises a lifestyle of comfort and ease.

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Accommodation

Front Door

Leading to:

Hallway

LVT Flooring, radiator, built in storage x 2, doors to:

Bedroom Two 9'10 x 7'4 (3.00m x 2.24m)

LVT flooring, radiator, double glazed window x 2

Bathroom

Vinyl flooring, wash hand basin in vanity unit, walk in shower, low level flush w/c, heated towel rail, double glazed window x 2

Bedroom One 13'3 x 10'9 (4.04m x 3.28m)

LVT flooring, radiator, double glazed window, built in storage

Kitchen 11'5 x 9'3 (3.48m x 2.82m)

Wood laminate flooring, range of eye and base level cupboards with work surfaces over, space for fridge freezer, stainless steel sink drainer, integrated oven with hob over, double glazed window, double glazed door to:

Utility Area

Plumbing for washing machine & dishwasher, double glazed doors leading to garden and driveway.

Outside

Garage

Power & light, up and over door

Rear Garden

mainly laid to lawn enclosed by fencing, seating area laid to stone, side access

Front

Dropped kerb, laid to driveway



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Floorplan



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		59	
(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.

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