Offers In Excess Of

£365,000

Freehold

Lancing Park, Lancing

- Spacious Detached Bungalow
- Two Bedrooms
- Two Reception Rooms
- Useful Loft Room With Huge Potential To Convert
- Conservatory
- South Facing Garden
- Garage
- Short Walk To Beach & Village Centre
- EPC: E
- Council Tax Band: D

Robert Luff & Co are delighted to present this spacious detached bungalow located on popular Lancing Park - a residential Cul-de-sac situated just off of the coast road in Lancing. Lancing beach is just a few minutes walk away and the village centre, pubs, cafes and mainline station are also within easy walking distance. The property, which requires a certain amount of renovation/finishing, comprises: Entrance porch, sitting room, inner hall, two bedrooms, modern bathroom, kitchen, living room, conservatory and useful loft room, which could be converted subject to necessary consents. Outside, there is a South facing rear garden, off street parking and garage. VIEWING ESSENTIAL!!

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Accommodation

Enclosed Entrance Porch
Windows & door to front, inner door to:

Reception Room 14' x 12'3" (4.27m x 3.73m)
Coving, wall lights, single glazed leaded window to side.

Inner Hall

Bedroom 12'2" x 10'5" (3.71m x 3.18m)
Coving, double glazed window to side.

Bedroom 10'10" x 8' (3.30m x 2.44m)
Coving, double glazed window to front, wardrobe, radiator.

Bathroom
Modern white suite comprising: P-shaped bath with shower over, vanity wash hand basin with cupboard under, close coupled WC, downlighters, double glazed window to side, part tiled walls, tiled floor, heated towel rail, extractor fan.

Kitchen 15' x 8' (4.57m x 2.44m)
Double glazed windows to rear & side. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel one and a half bowl single drainer sink unit with mixer tap, electric cooker point, space and plumbing for washing machine & dishwasher, radiator, wall mounted combination boiler.

Living Room 12'2" x 10'5" (3.71m x 3.18m)
Coving, doors to sun room, TV point, radiator, staircase leading to loft area.

Sun Room 12'9" x 7' (3.89m x 2.13m)
windows to rear & side, door to garden.

Loft Room 1 16' x 7'10" (4.88m x 2.39m)
Windows to rear, radiator, door to:

Loft Area
Boarded floor, ideal storage space.

Outside

South Facing Rear Garden
Mainly laid to lawn with hedge borders.

Garage 15'6" x 8'4" (4.72m x 2.54m)

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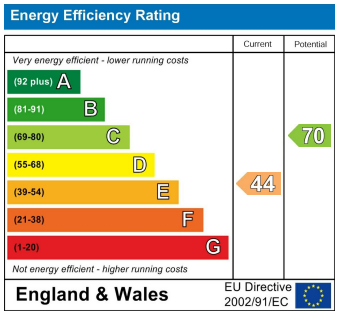
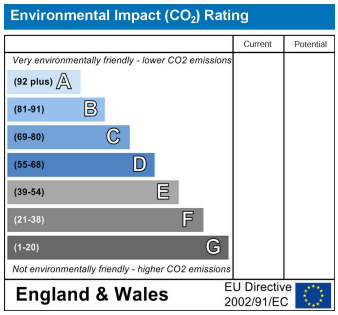
Floorplan

Total area: approx. 126.4 sq. metres (1360.3 sq. feet)





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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