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GEOFF **FOOT**  
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*Internal viewing is recommended to appreciate how deceptively spacious this detached Bungalow is, conveniently located just back from the Seafront and close to amenities and local shops. There are 2 double Bedrooms, a Cloakroom, Family Shower room, Kitchen/Breakfast room, Lounge and separate Dining room. Outside enjoys gardens to the front and a long driveway offering ample parking for several cars leading to a detached double Garage and west facing rear Garden in excess 60' (approx). An for couples, weekend or retirement home with*

*No Forward Chain!*

- ***Detached Bungalow just back from Sea front & Beach.***
- ***Two double Bedrooms.***
- ***Spacious Lounge and separate Dining Room.***
- ***Recently fitted Kitchen/Breakfast room.***
- ***Cloakroom and Family Shower Room.***
- ***New pitched roof fitted 2024 with 20-year guarantee.***
- ***Double glazing and gas heating system.***
- ***Detached double Garage with electric roller door.***
- ***Long driveway offering ample parking several cars etc.***
- ***West facing Rear Garden in excess 60' approx.***
- ***Convenient Mengham shops, amenities and Sea Front.***

**Council Tax Band: E**

The accommodation comprises:

**Double glazed composite front door to –**

**Entrance Hallway –**

Strip wood flooring. Small cupboard housing electric meter and upgraded Consumer unit. Access to loft space which is part boarded, has a ladder and light.

**Cloakroom –**

Close coupled WC with push button flush. Half inset wash hand basin with mixer tap, cupboard below and tiled splash backs. Obscure double glazed window with fitted venetian blinds. Slip resistant flooring. Radiator. Obscure double glazed window to front.

**Bedroom 1 – 12' 10" x 9' 0" (3.91m x 2.74m)**

Double glazed window to side aspect with venetian blinds. Radiator.

**Bedroom 2 – 9' 0" x 8' 5" (2.74m x 2.56m)**

Double glazed window to front elevation with venetian blinds. Radiator.

**Family Shower Room – 9' 10" x 6' 1" (2.99m x 1.85m)**

Large walk-in chrome trim shower cubicle with handrail and 'Aqualisa' timed shower, ideal for elderly or less mobile. Part wall tiling. Radiator. Close coupled WC and pedestal wash hand basin with mixer tap, mirror fronted cabinet over. High level ceiling remote control skylight.

**Dining Room – 12' 10" x 10' 8" (3.91m x 3.25m)**

Double glazed window to front elevation, fitted venetian blinds. Double radiator. triple spotlight. Telephone/broadband point. Arch to

**Lounge – 14' 10" x 14' 0" (4.52m x 4.26m)**

Double and single radiator. Tv aerial point. Display shelf. Triple spotlight. UPVC double glazed French doors with matching side lights, leading to West Facing rear Garden. Door to

**Kitchen/Breakfast room – 14' 10" x 12' 0" (4.52m x 3.65m)**

Recently fitted range of wall and base cupboards and drawers. 1.5 bowl single drainer stainless steel sink unit with mixer tap, set in work surface with matching upstand splash backs, cupboard below and integrated automatic washing machine. Inset 'Progress' induction hob, over head 'Elica' extractor hood with glass splash back. Tall integrated fridge/freezer, eye level 'Neff' microwave and oven below with tilt and slide front. Tall storage cupboard housing 'Worcester' gas boiler. Matching double cupboard unit with corner display shelving. Radiator. Laminate effect flooring. Shelf. Double glazed window to side. Feature double glazed bow window overlooking wets facing rear Garden. Double glazed side door to driveway.

**Front –**

Walled front boundary with lawn and shrubs to borders. Fence and walled side boundaries. Long colour tarmacadam driveway offering ample parking for several cars etc. Out side water tap. Security lighting. 5-bar gate with pedestrian gate to rear Garden.

**Detached double Garage – 17' 8" x 17' 0" (5.38m x 5.18m)**

Electric roller door, power and lighting. Window and UPVC service door.

**West facing Rear Garden –**

In excess 60' (approx). Remote control operated sun awning over French doors from Lounge. Paved step and patio area with flower beds. Mainly laid to lawn with additional parking in front of Garage. Established small trees and shrubs to borders. Fence enclosed. No Forward Chain!



**IMPORTANT INFORMATION**

The foregoing particulars have been prepared with care and are believed to be substantially correct, but their accuracy is not guaranteed and they are not intended to form the basis of any contract. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. It should be noted that any gas, electrical or plumbing systems have not been tested by ourselves. Should you be contemplating travelling some distance to view the property please ring to confirm that the property remains available.

