

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**£280,000 Freehold**

**26 Lucking Lane**

**Middleton On Sea, Bognor Regis, PO22 6HP**

[www.maysagents.co.uk](http://www.maysagents.co.uk)



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This **three bedroom mid-terrace home** offers **generous proportions, off-street parking, and a substantial rear garden** just waiting for someone with a touch of the Titchmarsh to bring it to life. Inside, the property is perfectly comfortable but would benefit from a little TLC to help it reach its full potential. The kitchen and shower room have been replaced and are perfectly serviceable if not the latest style, and there is the added bonus of a **large utility room/ outbuilding** providing useful extra space. With its practical layout, scope for improvement, and sizeable rear garden, it is an appealing choice for buyers seeking a home they can move into and enhance over time. Contact **May's** for an appointment to view.

#### ACCOMMODATION

**brick built porch with uPVC framed double glazed door to:**

##### ENTRANCE HALL:

radiator; understairs cupboard housing gas and electric meters; opening to:

##### KITCHEN: 13' 3" x 9' 1" (4.04m x 2.77m)

(maximum measurements over units) range of floor standing drawer and cupboard units having roll edge worktops; tiled splash backs and matching wall mounted cabinets over; inset stainless steel sink; electric oven; four burner gas hob with filter hood over; appliance space; radiator; opening to:

##### UTILITY/OUT BUILDING: 12' 5" x 5' 3" (3.78m x 1.60m)

'Worcester; gas fired boiler; space and plumbing for appliances; sink inset in vanity unit with cabinets beneath; double glazed door to rear garden.

##### LIVING ROOM: 20' 0" x 12' 2" (6.09m x 3.71m)

(maximum measurements) two radiators; T.V. aerial point; telephone point; double glazed double doors to rear garden.

##### F.F. LANDING:

trap hatch to roof space.

##### BEDROOM 1: 11' 6" x 11' 2" (3.50m x 3.40m)

radiator.

##### BEDROOM 2: 11' 8" x 8' 2" (3.55m x 2.49m)

radiator; double wardrobe.

##### BEDROOM 3: 8' 6" x 7' 0" (2.59m x 2.13m)

radiator; wardrobe.

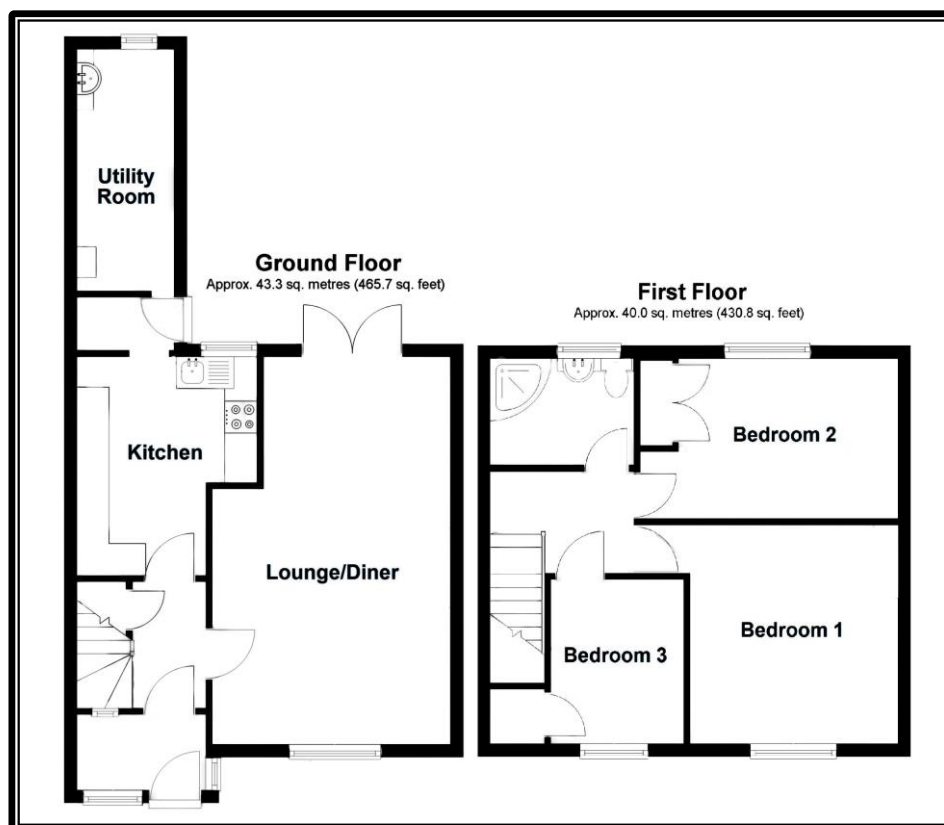
##### BATHROOM/W.C.:

fully tiled; W.C. with concealed cistern; wash hand basin inset in vanity unit with cabinet and drawers beneath; corner shower cubical; ladder style heated towel rail.

#### OUTSIDE AND GENERAL

##### GARDENS:

The REAR GARDEN faces roughly east and has a depth of some 69ft and a width of 22ft or thereabouts. The area has been lain principally to lawn with decking adjoining the rear of the property, a side gate leads to the FRONT GARDEN again has been laid to lawn with a tarmacadam drive way providing parking.



The mention of any appliance and/or services in these sales particulars does not imply that they are in full and efficient working order or that they have been tested.