



11 Derek Road

, Lancing, BN15 0NU

Offers in excess of £425,000

Freehold Council Tax Band D

James & James Estate Agents are delighted to bring to the market this beautifully presented chalet style bungalow situated in the ever popular Derek Road.

In brief the accommodation comprises spacious entrance hall, half bay fronted lounge, ground floor bedroom, luxury fitted bathroom, kitchen & utility room.

To the first floor there is a double bedroom and further storage. Externally there is off road parking which in turn leads to the detached garage, and a timber workshop.

Other benefits include gas central heating and double glazing. In our opinion internal viewing is considered essential to appreciate the overall size and condition of this beautiful family home.

Situated in Derek Road the nearest mainline railway station is Lancing which gives great links to most major towns and cities. Buses serve the area and the nearest shopping facilities are in Crabtree Lane. There is also a local store which caters for everyday needs.

Double glazed front door

Entrance hall
17'6 x 3'4 (5.33m x 1.02m)

Half bay fronted lounge
15'2 x 11'0 (4.62m x 3.35m)

Dining area
8'11 x 8'2 (2.72m x 2.49m)

Ground floor bedroom one
12'11 x 10'0 (3.94m x 3.05m)





Ground floor luxury refitted
bathroom
8'7 x 5'7 (2.62m x 1.70m)

Kitchen/utility room
15'1 x 8'1 (4.60m x 2.46m)

Stairs to first floor

Bedroom two/study
12'1 x 16'9 (3.68m x 5.11m)

Garage

Off road parking

Timber workshop



Floor Plan

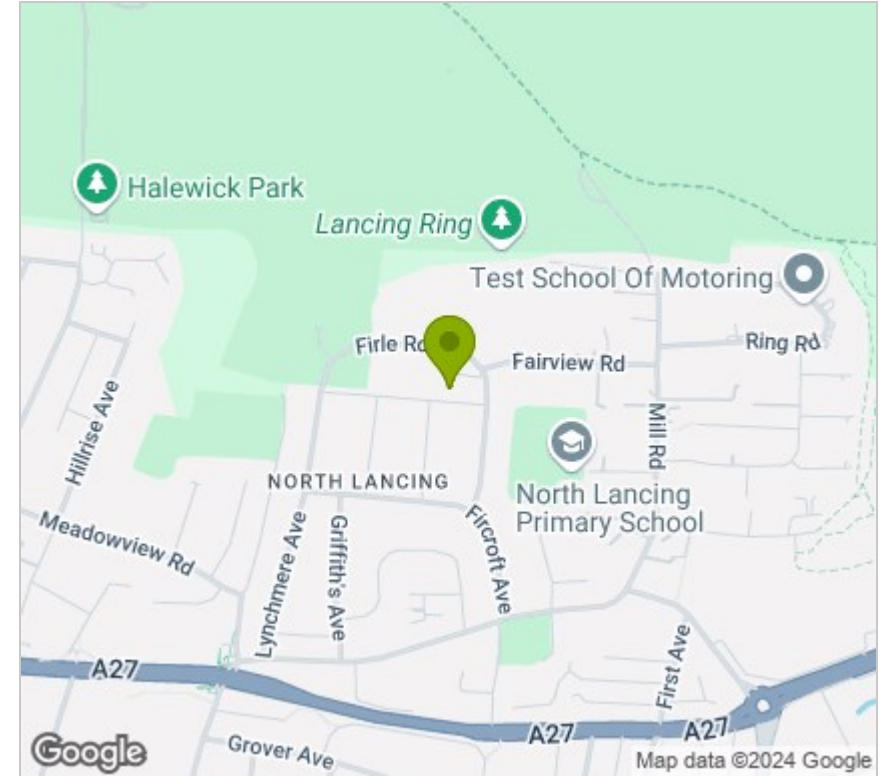


Viewing

Please contact our Worthing Office on 01903 958770 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

