



The Crescent, Lancing, BN15 8PJ
Offers In The Region Of £475,000



A wonderfully positioned and extended three bedroom semi detached bungalow. Offering this prime position within the ever popular 'The Crescent', offering a convenient walk to the shops and station. Particular benefits include being offered to the market chain free, with off road parking, garage and ensuite shower room.



Property details: The Crescent | Lancing | BN15 8PJ

Key Features

- Three Bedroom
- Semi Detached Bungalow
- Extended L Shaped Lounge/
Dining RoomGenerous Rear
Garden
- Principle Bedroom And Ensuite
- Garage And Off Road Parking
- Utility Room
- Ever Popular 'The Crescent'
- Walk To Shops, Cafes and Train
Station



3 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

Deceptively Spacious Bungalow with Extended And Spacious Living Areas

This beautifully designed property boasts a lengthy hallway that invites you into a world of comfort and style, with doors leading to all rooms and storage cupboards. Step into the expansive L shaped and extended lounge area, measuring an impressive 18ft4, which seamlessly flows into a separate dining area.

The generous layout is perfect for entertaining or relaxing with family, while double doors open and look directly out onto the garden, allowing natural light to flood the space and creating an effortless indoor-outdoor connection. The kitchen benefiting from a southerly aspect, it features integrated appliances including an oven, grill, and hob. There's also plenty of space for both a dishwasher and washing machine. Adjacent to the kitchen is a separate utility room that provides convenient access to the garden and includes additional space for your fridge freezer. Further on the ground floor, you will find two spacious double bedrooms. Both of which are serviced by the family bathroom designed with a corner bath featuring a shower overhead, alongside a stylish WC and sink inset within a vanity unit complete with storage. Ascend to the upper level where you'll discover the principal double bedroom that opens into its own ensuite shower room.

EXTERNAL

The front of the property is laid to lawn with wall border and separate hardstanding area suitable for off road parking for several cars. The rear garden is laid to Indian sandstone, with shrub borders and access to a detached, separate garage with up and over door.

SITUATED

The Crescent is a popular side turning off of Chester Avenue in the heart of South Lancing, less than half a mile from the mainline train station that can whisk you to Worthing, Brighton or even London. The A27 is close at hand too giving you easy access to the whole of the South Coast. Lancing Beach is at the end of the road - you can stroll to The Perch in about ten minutes for a lunch.





Approximate total area¹⁰

1294.15 ft²

120.23 m²

Reduced headroom

12.57 ft²

1.17 m²

(1) Excluding balconies and terraces

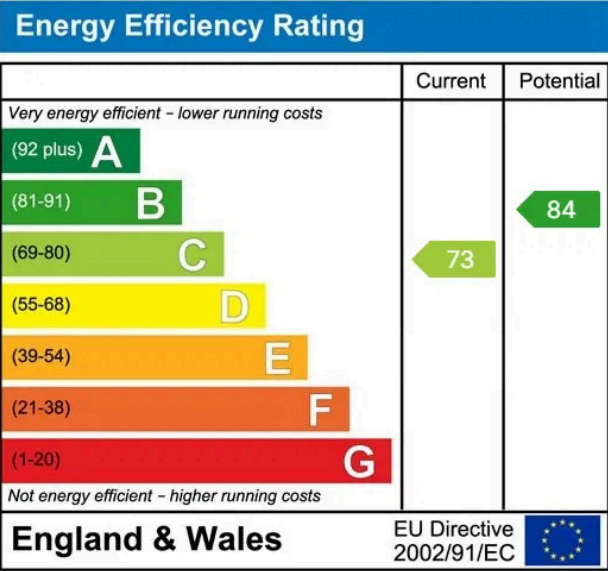
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Property Details:

Floor area (as quoted by EPC):111

Tenure: Freehold

Council tax band: C

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.