



Grafton Gardens, Sompting, Lancing, BN15 9SP

Offers Over £350,000





A two bedroom one level bungalow, being semi detached and offering generous living proportions with an opportunity to extend/convert subject to permissions. Benefits include off road parking for approximately three cars, garage, westerly aspect garden and having a perfect opportunity to add your own stamp. Chain free.



# Key Features

- Two Bedrooms
- Semi Detached Bungalow
- Garage
- Off Road Parking
- Westerly Aspect Garden
- Opportunity To Add Your Own Stamp
- Separate WC
- Chain Free
- Close To Amenities/ Bus Route
- Viewing Recommended



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

The property is approached into a generous hallway with access to four storage cupboards, one of which houses the hot water tank, and doors to all rooms. To the front of the bungalow are two bedrooms, one being a double room with part bay window and the second bedroom also being a double in size with a full bay window. The sitting room is a westerly aspect and has a sliding door into the conservatory. There is a feature electric plug in fire but behind this is the fireplace which could be opened, subject to buyer investigations. The conservatory opens out and looks out onto the garden. The kitchen benefits a dual aspect with a door out into the garden and providing a range of eye and base level units comprising built in oven, grill and hob, integrated fridge freezer and freestanding washing machine. The boiler is wall mounted and situated in this room. The shower room benefits corner shower cubicle with sliding door, sink inset vanity unit, heated towel rail and just next door is a separate wc, with radiator.

## EXTERNAL

To the front of the bungalow is mainly laid to shingle, with mature feature tree. A driveway suitable for approximately three cars leads to the garage, with up and over door and power. A gate leads you into the rear garden.

The rear garden is low maintenance providing walkway down the middle, with shingle either side and a generous patio area to the rear, suitable for table and chairs and housing a shed. The garden benefits a sunny westerly aspect.

## SITUATED

Grafton Gardens is located just off Greentrees Crescent and to the West of Lancing town centre, less than a mile from the shops, cafes and mainline train station. Commuting to Brighton, Worthing or even London within easy reach. As well as being close to local amenities Grafton Gardens is also under a mile and a half away from the beach.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area<sup>(1)</sup>

886.71 ft<sup>2</sup>  
82.38 m<sup>2</sup>

(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC):

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.