



50 Cecil Road, Lancing, BN15 8HP
Guide Price £375,000

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A two bedroom semi detached bungalow benefiting from South aspect rear garden, garage and loft room located within walking distance of Lancing Beach. Briefly the accommodation comprises: entrance hall, extended living/dining room, kitchen, shower room/wc, two bedrooms, study/bedroom and further loft room. Externally the property has a delightful South aspect rear garden and front garden with driveway leading to garage. CHAIN FREE.

- Semi Detached Bungalow
- 2 Bedroom plus Loft Room
- Extended Living/Dining Room
- Kitchen
- Shower Room/WC
- Garage
- South Aspect Rear Garden
- Driveway
- CHAIN FREE





UPVC double glazed front door to:

Entrance Hall

Recessed linen cupboard with shelving and radiator. Inset ceiling spotlights. Radiator.

Extended Living/Dining Room

7.92m x 3.35m narrowing to 2.59m (26' x 11'0 narrowing to 8'6)

Double glazed French doors to garden. Electric coal effect fire place. Levelled and coved ceiling. Two radiators. Stairs to loft room.

Kitchen

3.07m x 2.95m (10'1 x 9'8)

Roll top work surface having inset 1 1/2 bowl stainless steel sink with swan neck mixer tap and draining board. 4 ring gas hob with tiled splashback and extractor cooker hood over. Fitted double oven. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for under counter fridge/freezer. Range of matching base units comprising of cupboards and drawers, further eye level wall units. Serving hatch through to Extended Living/Dining Room. Double glazed window overlooking rear garden. Inset ceiling spotlights. Radiator. Tiled floor.

Bedroom One

5.26m into bay x 3.35m (17'3 into bay x 11'0)

Double glazed bay window. Radiator. Recessed storage cupboard with shelf and hanging.

Bedroom Two

3.56m x 2.79m (11'8 x 9'2)

Double glazed window. Radiator.

Study/Office

2.44m x 1.75m (8'0 x 5'9)

Double glazed window. Radiator. Wall mounted 'Baxi' combination boiler supplying gas central heating and hot water. Inset ceiling spotlights.

Shower Room/WC

2.54m x 1.73m (8'4 x 5'8)

Corner step in Jacuzzi shower with wall mounted controls and glazed shower screen. Vanity unit comprising of cupboards, wash hand basin with mixer tap and low level flush wc. Fully tiled walls and floor. Double glazed window. Inset ceiling spotlights. Ladder style towel radiator. Extractor fan.

Stairs from living/dining room to:

First Floor Landing

Access via door to loft eves. Shelving. Door to:

Loft Room

4.65m x 3.25m (15'3 x 10'8)

Double glazed velux window. Radiator. Levelled and coved ceiling.

OUTSIDE

Garage

4.11m x 3.05m (13'6 x 10')

Up and over door. Double glazed door to side. Double glaze window. Power and light.

South Aspect Rear Garden

Block paved patio area. Majority laid to lawn. 6ft fence surround. Outside tap.

Front Garden

Formal brick wall to front. Laid to lawn.

Driveway

Block paving leading to garage. Parking for 2-3 vehicles.

Tenure & Council Tax Band

Tenure: Freehold

Council tax band: Band C

Version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1012sq.ft. (94.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 81 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		<div style="text-align: center;"> 54 </div>	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to confirm their condition or working order.

