



47 The Crescent, Lancing, BN15 8PJ
Guide Price £450,000



Attractive sought after two bedroom detached bungalow with West facing rear garden and garage. Situated in this sought after location being between the village centre and seafront, with local shops and mainline railway station just at hand. The accommodation briefly comprises: entrance vestibule, entrance hall, lounge, 19' L-shaped modern fitted kitchen/diner, two bedrooms and modern fitted bathroom /wc. The property also benefits from gas fired central heating and double glazed windows.

CHAIN FREE

Externally there is a delightful West facing rear garden, front garden and private drive providing parking for two vehicles leading to detached garage.

- CHAIN FREE
- Detached Bungalow
- West Facing Rear Garden
- Private Drive to Garage
- 19'3 Modern Kitchen/Diner
- Two Bedrooms
- Gas Fired Central Heating
- Double Glazing
- Close to Shops, Seafront and Transport





Double glazed door to:

ENTRANCE VESTIBULE

Double glazed window. Glazed door to:

ENTRANCE HALL

Recessed storage cupboard. Radiator. Access via pull down ladder to part boarded and fully insulated roof with light.

LOUNGE

5.26m x 3.71m (17'3 x 12'2)

Marble fireplace with coal effect gas fire. Double glazed window. Radiator.

L SHAPED KITCHEN/DINER

5.87m x 4.01m (19'3 x 13'2)

Modern refitted kitchen comprising of roll top work surfaces with one and half bowl stainless steel sink unit with mixer taps. Range of base units comprising cupboards and drawers with matching eye level wall units having concealed lighting under. Fitted double oven. Five ring gas hob with concealed extractor under. Slimline dishwasher and space with plumbing for washing

machine. Space for tall fridge/freezer. Recessed ceiling spotlighting. Radiator. Double glazed sliding patio doors leading out to garden.

BEDROOM 1

4.34m x 3.66m (14'3 x 12')

Full length range of floor to ceiling part mirrored wardrobes. Dresser unit. Storage shelves. Double glazed window. Radiator.

BEDROOM 2

2.79m x 2.67m (9'2 x 8'9)

Double glazed window. Radiator.

BATHROOM/WC

Half tiled in attractive ceramics. White suite comprising panelled bath with mixer taps incorporating shower attachment. Step in fully tiled shower cubicle with independent chrome shower. and glazed shower screen. Pedestal wash hand basin. Close coupled wc. Recessed ceiling spot lighting. 'Dimplex' wall neater. Chrome heated towel rail. Cupboard housing 'Worcester' gas fired boiler supplying hot water and central heating. Double glazed window.

OUTSIDE

PRIVATE DRIVE

Block paved private drive with standing for a couple of vehicles leading to:

DETACHED GARAGE

Up and over door. Power and light.

FRONT GARDEN

Walled front garden.

WEST FACING REAR GARDEN

Full width patio with remainder laid to lawn. Outside tap.

TENURE & COUNCIL TAX BAND

Tenure: Freehold

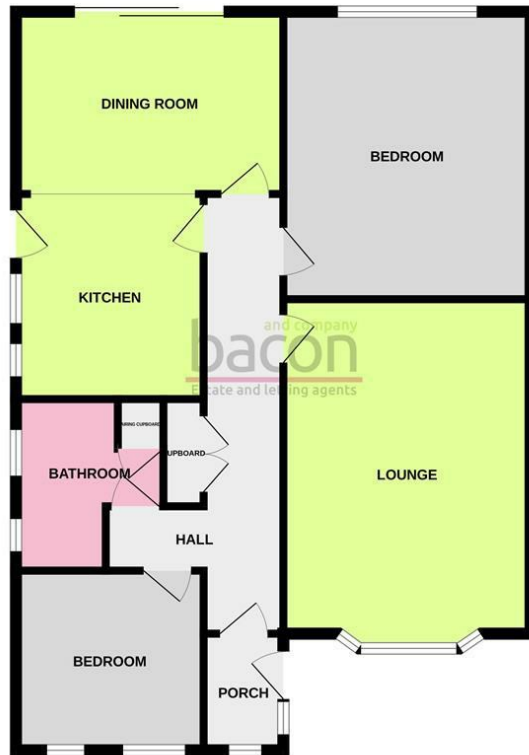
Council tax band: Band D

Draft version: 1

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



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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			
(81-91) B			82
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(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.

