



6 Ullswater Road, Lancing, BN15 9UF  
Guide Price £450,000

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A detached chalet bungalow, formally with three bedrooms but converted into a two bedroom but could easily be changed back again. The accommodation includes, lounge, dining room, conservatory, kitchen, ground floor shower room, bedroom and separate WC. On the first floor there is a large bedroom (could be converted to two rooms). Externally there is a private rear garden, driveway to garage with additional parking and front garden.

- Detached Chalet Bungalow
- Two / Three Bedrooms
- Lounge & Dining room
- Ground Floor Shower Room & Seperate WC
- Kitchen
- Large First Floor Bedroom ( Could be 2 )
- Private Gardens
- Garage





### Entrance

Front door to;

### Entrance Hall

two recessed cupboards, coved ceiling, radiator with cover over.

### Lounge

5.10 x 3.39 (16'8" x 11'1")

Double glazed window to front, fireplace and surround, coved ceiling, radiator.

### Dining Room

3.65 x 3.39 (11'11" x 11'1")

Radiator, coved ceiling, patio doors to conservatory, staircase to first floor.

### Conservatory

Double glazed windows and door to and overlooking the rear garden.

### Kitchen

3.71 x 2.55 (12'2" x 8'4")

Range of worktop surfaces with cupboards and drawers under incorporating a one and a half bowl sink unit and

four ring hob with cupboards and drawers under, space used for dishwasher and washing machine split level double oven, range of matching wall cupboards and part tiled walls, radiator, double glazed window and door to rear garden.

### Bedroom

3.14 x 2.89 (10'3" x 9'5")

Radiator, double glazed window, coved ceiling.

### Shower room

Step in fully tiled shower cubicle, wash hand basin with cupboards under, part tiled walls, coved ceiling with inset ceiling lighting.

### Separate WC

Low level flush WC, radiator, part tiled walls.

### First Floor Bedroom

7.43 max x 4.65 max (24'4" max x 15'3" max)

Originally two rooms and converted into one but could easily be converted back.

Two radiators, range of fitted wardrobes and shelves, two sky light windows, double glazed window.

### Rear Garden

The rear garden is a feature of the property on several levels partly paved and partly laid to lawn with fishpond, gate to driveway, side access and personal door to garage.

### Garage

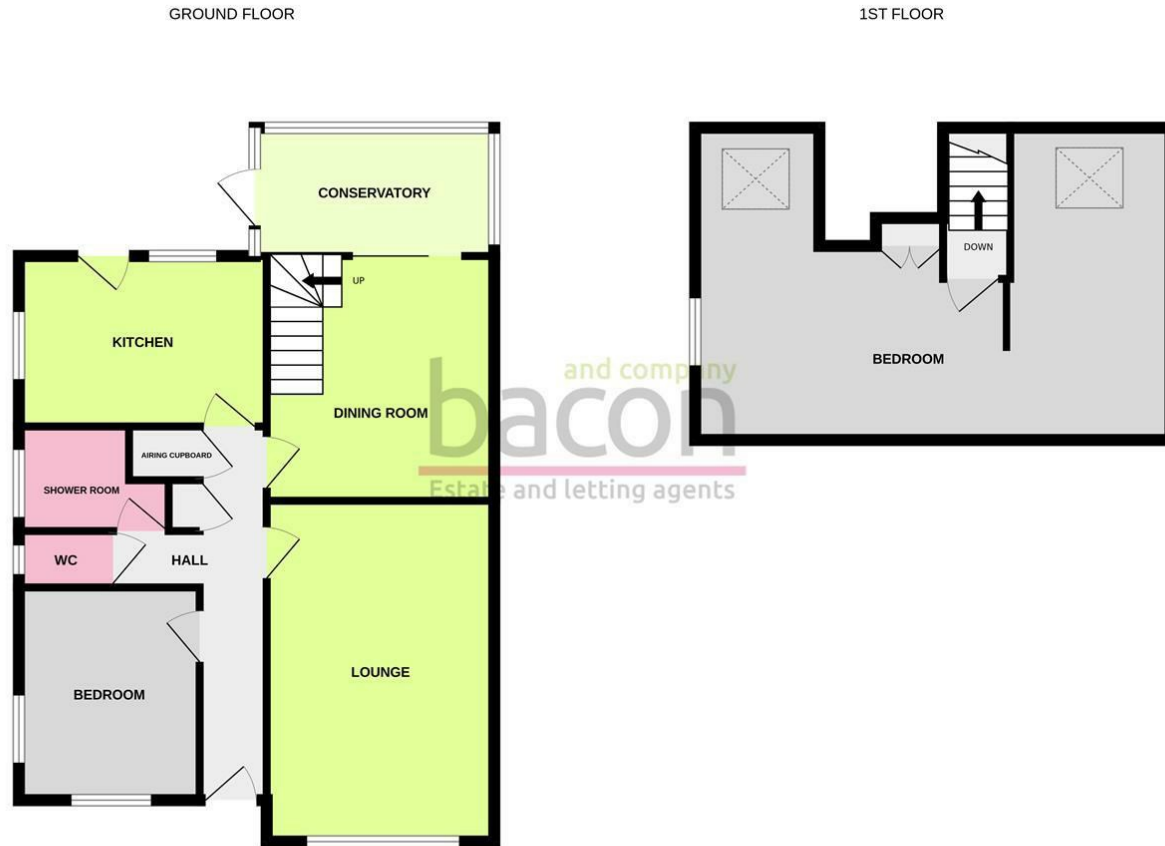
Block paved driveway to garage with power and light.

### Front Garden / Parking

Additional parking space and partly laid to lawn.

### Council Tax

Band D



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.



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