



43 Thirlmere Crescent, Lancing, BN15 9UE  
Guide Price £385,000

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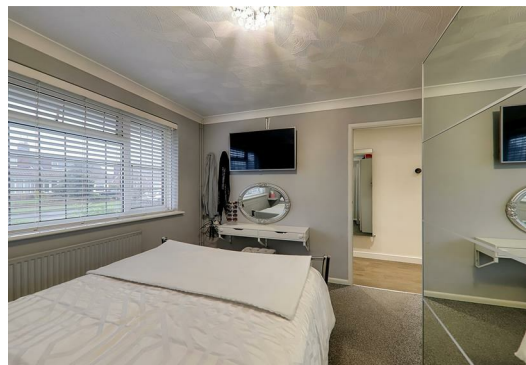




A two bedroom semi detached bungalow located within a highly sought after cul-de-sac forming part of the Sompting catchment area. The accommodation consists of an entrance hall, lounge, conservatory, kitchen, two bedrooms, bathroom/w.c. loft, private driveway and South facing rear garden.

- Semi Detached Bungalow
- Two Double Bedrooms
- South Aspect Conservatory
- Private Driveway
- Re-Fitted Shower/Bathroom
- Planning Permission For Extension
- Sought After Location
- South Aspect Rear Garden







### Entrance Hall

5.13m x 1.04m (16'10 x 3'5)

Accessed via a composite double glazed front door. Upright mirrored radiator. Thermostat controlling the homes central heating system. LVT wood effect flooring. Inset ceiling spotlights.

### Lounge

4.19m x 3.20m (13'9 x 10'6)

South aspect via double glazed sliding doors to the conservatory. Radiator. Chimney breast (blocked) with display alcove. LVT wood effect flooring. Two wall light points. Coved and textured ceiling.

### Conservatory

3.40m x 3.00m (11'2 x 9'10)

Triple aspect via East, West and South facing double glazed windows. Power and light. Space for washing machine. Tiled flooring. Pitched polycarbonate roof. Double glazed French doors to the rear garden.

### Kitchen

3.20m x 2.21m (10'6 x 7'3)

Consisting of a one and a half bowl single drainer sink unit with mixer taps and storage cupboard under. Work

surface areas with additional cupboards below.

Matching shelved wall mounted units. Four ring hob and fitted oven and grill. Space for upright fridge/freezer and dishwasher. Radiator. Tiled flooring. Coved and textured ceiling. North and East aspect double glazed windows. Double glazed door providing side access.

### Bedroom One

3.20m x 3.20m (10'6 x 10'6)

North aspect via double glazed windows with fitted blinds. Radiator. Coved and textured ceiling.

### Bedroom Two

3.45m x 2.29m (11'4 x 7'6)

South aspect via double glazed windows with fitted blinds. Radiator. Coved and textured ceiling.

### Bathroom/W.C

2.26m x 2.13m (7'5 x 7'0)

Re-fitted suite comprising of a step in shower cubicle with shower attachment. Panelled bath with mixer taps and hand held attachment. Pedestal wash hand basin with mixer taps. Push button W.C. Chrome radiator. Tiled walls and floor. Extractor fan. Levelled ceiling with spotlights. Obscured double glazed window.

### OUTSIDE

#### Private Driveway

Hardstanding and shingle area to create off street parking for three to four vehicles. Electric car charging point. Side gate to rear garden.

#### Rear Garden

South facing with the majority of area being laid to lawn. Paved patio area with space for garden table and chairs. Raised concrete hard standing to the rear the garden and ideal for a summer house or cabin home office to be constructed on. Wooden storage shed. NB: The current owners have had previous planning permission granted (now expired to extend the home into the rear garden.

#### Council Tax

Council Tax Band C



GROUND FLOOR



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 misstatement. 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) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>90</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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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