



44 Old Shoreham Road, Lancing, BN15 0QZ
Offers In Excess Of £425,000

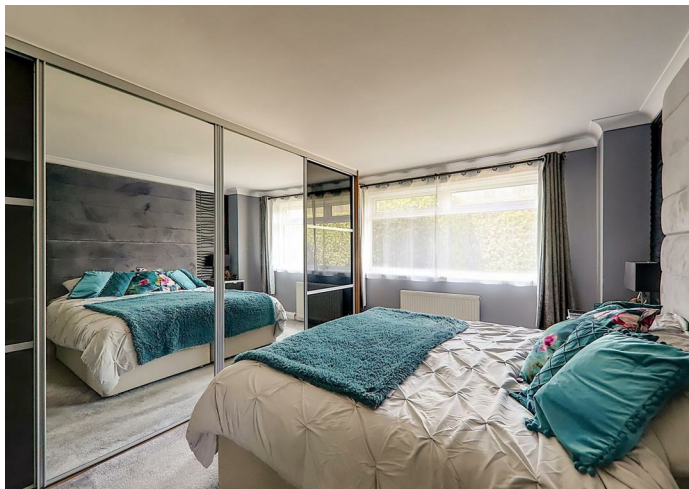
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Stunning extended semi-detached bungalow featuring a south facing garden designed for outside living. Accommodation comprises: entrance hall, stunning 'L' shaped 24ft modern kitchen/diner/living room with full width bi-fold double glazed doors, lounge, two bedrooms and modern fully tiled bathroom/wc. The property also benefits from double glazed windows and gas fired central heating. Externally there is a private drive to garage. Front garden with screen hedging. The south facing rear garden has been landscaped for ease of maintenance with covered seating areas, BBQ area and storage sheds. CHAIN FREE

- Semi Detached
- Superbly Extended
- 24'8 Kitchen/Diner
- Landscaped Rear Garden
- Driveway & Garage
- Two Double Bedrooms
- Modern Bathroom/wc
- Lounge Area
- CHAIN FREE





Composite front door leading to:

ENTRANCE HALL

Radiator. Recessed ceiling spotlighting. Two recessed storage cupboards. Access via pull down ladder to loft space with light and power.

LOUNGE AREA

4.34m x 3.58m (14'3 x 11'9)
Contemporary gas fire. Radiator. Recessed ceiling spotlighting. Opening into

STUNNING KITCHEN/DINER/LIVING ROOM

7.52m max 6.30m max (24'8 max 20'8 max)
Modern fitted kitchen comprising of work surfaces with inset single drainer sink unit with mixer taps. Excellent range of base units comprising cupboards and drawers. Integrated washing machine and fridge/freezer. Wine cooler. Matching wall units with LED lighting under. Fitted oven with four ring gas hob above with extractor cooker hood. Double glazed window. Radiator. Living area with skylight and full width double glazed bi-fold doors leading out to garden.

BEDROOM 1

4.45m x 3.40m (14'7 x 11'2)
Fitted floor to ceiling part mirrored wardrobes. Radiator. Double glazed windows.

BEDROOM 2

3.12m x 2.87m (10'3 x 9'5)
Double aspect with double glazed windows. Radiator. Recessed ceiling spotlighting.

FULLY TILED BATHROOM/WC

Modern white suite comprising: Panelled bath. Step in double shower with large overhead shower. Glazed screen. Pedestal wash hand basin. Shaver point. Mirrored medicine cabinet. Chrome vertical towel rail. Double glazed window. Recessed ceiling spotlighting.

OUTSIDE

FRONT GARDEN

Screen hedging for privacy. Landscaped for ease of maintenance with paving, shrubs and flower bed borders.

PRIVATE DRIVE TO GARAGE

Providing parking for two to three vehicles and leading to:

DETACHED GARAGE

Up and over door. Power and light. Personal door to:

STUNNING SOUTH FACING REAR GARDEN

Secluded South facing and landscaped to provide great outdoor living space with chill out areas. Composite decking featuring established palm. Raised flower and shrub beds. 15' x 9'6 covered seating area. BBQ area. Home produce section with further area being ideal for vegetable patch. Putting area. Two storage sheds. Garden lighting.

TENURE & COUNCIL TAX BAND

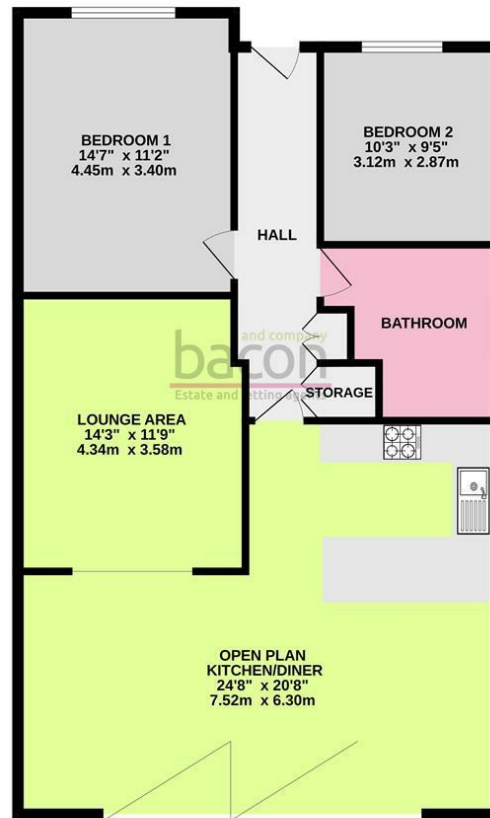
Tenure: Freehold
Council tax band: Band C

Version: 1

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



GROUND FLOOR
997 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 997 sq.ft. (92.6 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		83
(81-91) B		
(69-80) C		
(55-68) D	56	
(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.



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