



17 The Street, North Lancing, BN15 0PN
Guide Price £335,000

bacon and company
Estate and letting agents



Situated in popular North Lancing village and with views over The Manor Cricket Ground, this property is offered with vacant possession and has accommodation including as follows: Entrance hall, lounge, kitchen/breakfast room/utility, landing, two double bedrooms and a bathroom/WC. Externally there is a private rear garden with summerhouse/cabin, front garden and off road parking to one side. This property has retained many of its original features and viewing is highly recommended.

- Popular North Lancing Village Location
- Overlooking The Manor Cricket Ground
- Many Original Features
- Lounge
- Kitchen/Breakfast Room/Utility
- Two Double Bedrooms
- Bathroom/WC
- Lovely Gardens/ Summerhouse/ Parking





Entrance

Front door to:

Entrance Hall

Staircase to firstfloor, door to:

Lounge

3.51m x 3.45m (11'6 x 11'4)

Feature exposed wooden flooring and open fireplace and surround, radiator, double glazed window to front (views over The Manor Cricket ground), door to:

Kitchen/Breakfast room

3.61m x 2.74m (11'10 x 9'0)

Range of worktop surfaces with cupboards and wine rack under incorporating a one and a half bowl sink unit, spaces for appliances, table and chairs, double glazed window, door to garden, understairs storage area, opening to:

Utility Area

2.01m x 1.09m (6'7 x 3'7)

Space used for washing machine.

First floor Landing

Split landing with doors to:

Bedroom 1

3.51m x 3.48m (11'6 x 11'5)

Walkin recessed wardrobe, double glazed window (views over The Manor cricket ground), fireplace with shelving eitherside. radiator.

Bedroom 2

3.48m narr to 2.59m x 2.90m (11'5 narr to 8'6 x 9'6)

L shaped, storage cupboard, double glazed window.

Bathroom /WC

Suite comprising panelled bath, wall mounted wash hand basin, low level flush WC, part tiled walls, double glazed window, heated towel rail.

Rear Garden

The rear garden is a feature of the property with paved area and brick built shed and pathway leading to a elevated lawnarea and additional patio area. axcess to driveway and front. Summerhouse/Cabin with power onto the garden.

Front Garden

Paved with access to front and driveway.

Driveway and parking

Off road parking

Council Tax

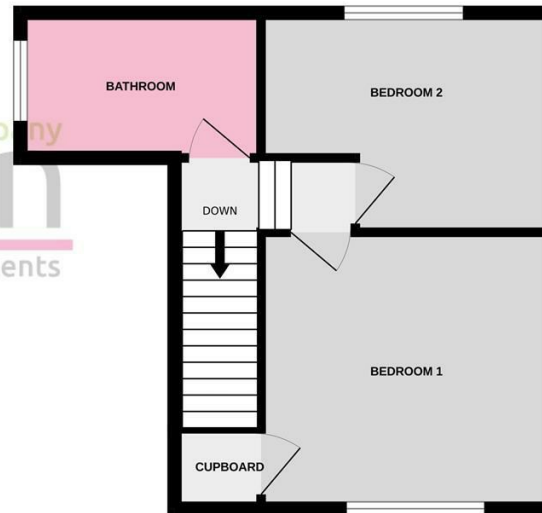
Band C



GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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		
(81-91) B		
(69-80) C		
(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.

