



**IAN WATKINS**  
Estate Agents

**01903 26 26 76**

[www.ianwatkins.co.uk](http://www.ianwatkins.co.uk)

4 Selden Parade, Salvington Road, BN13 2HL



Pratton Avenue, Lancing, West Sussex, BN15 9NU

**A 2/3 BEDROOM DETACHED BUNGALOW IN NEED OF UPDATING WITH GARAGE**

- NO CHAIN
- Two/Three Bedrooms
- Two Reception Rooms
- Bath/Shower Room
- Double Glazed
- Gas Heating
- Feature West Facing Rear Garden
- Garage & Driveway

**£389,950 FREEHOLD**

Helping you find your home

\*\*\*\*\* NO CHAIN \*\*\*\*\* Ian Watkins Estate Agents are pleased to offer for sale this two/three bedroom detached bungalow in need of updating in the location of Lancing Village, close to local schools, shops and Lancing railway station within walking distance. The accommodation features lounge, two bedrooms, dining room/bedroom three, breakfast room, kitchen and bath/shower room. Outside is a feature West facing rear garden, and at the front is a long private driveway providing off road parking for several cars which leads to the garage. Further features include gas heating, double glazing and no ongoing chain. Internal viewing is advised to view the potential of this property.

Accommodation in brief comprises:

**ENTRANCE**

Double glazed front door to -

**ENTRANCE HALL**

Range of fitted cupboards with shelving and housing gas boiler which supplies domestic hot water and central heating, hatch to large roof space which is boarded and has the potential to extend (subject to usual permission) with dormer window, door to -

**LOUNGE - 4.17m x 3.58m (13' 8" x 11' 9")**

Maximum measurement into square bay, irregular shaped room. York stone fire surround with fitted electric fire, double aspect room with double glazed windows, radiator, door to -

**BEDROOM ONE - 3.56m x 3.05m (11' 8" x 10')**

Double aspect with double glazed windows, fitted bedroom furniture, fitted cupboards, radiator.

**BEDROOM TWO - 2.95m x 2.92m (9' 8" x 9' 7")**

Double glazed window, radiator, fitted cupboards and shelving.

**DINING ROOM/BEDROOM THREE - 3.05m x 3.05m (10' x 10')**

Double glazed window, radiator, shelving and storage, opening to -

**BREAKFAST AREA - 3.1m x 1.75m (10' 2" x 5' 9")**

Double aspect with double glazed windows, double glazed sliding patio doors leading to the West facing rear garden, radiator, tiled floor, serving hatch to the kitchen.

**KITCHEN - 3.66m x 3.56m (12' x 11' 8")**

Comprising single drainer sink unit with mixer tap and cupboards under, roll top work surface adjacent with space and plumbing for washing machine, space for dishwasher, space for tall

fridge/freezer, eye level cupboards, further roll top work surface with 4-ring fitted gas hob and concealed extractor over, cupboard and drawers under, fitted Hotpoint double oven with cupboards over and under, further roll top work surface with cupboards and drawers under with cupboards over, tiled floor, radiator, double glazed window and double glazed door giving access to the West facing rear garden.

**BATH/SHOWER ROOM**

Comprising bath with wooden side panel, step-in shower cubicle, wash hand basin with cupboards under, low level WC, radiator, frosted double glazed window, tiled walls, heated towel rail.

**OUTSIDE**

**WEST FACING REAR GARDEN**

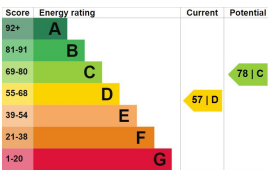
The rear garden is West facing and offers an excellent degree of seclusion and has views towards the North to The Downs, paved patio area to the front of the garden, lawned area with shrubs and hedging, path leading to further lawned area with fruit trees and borders, shed, greenhouse, personal door to the garage, gate giving access to one side giving access to the front of the bungalow, further gate at the other side giving access to the front of the bungalow.

**FRONT**

**LONG PRIVATE DRIVEWAY PROVIDING OFF ROAD PARKING FOR SEVERAL CARS LEADING TO -**

Also separate off road parking space at front.

**GARAGE**



VIEWING BY APPOINTMENT WITH IAN WATKINS ESTATE AGENTS  
OPENING HOURS: Mon-Fri 08:45 - 18:00 Sat 09:00-15:00 Sun - Closed

Ian Watkins Estate & Letting Agents Ltd, Company No 09329785. Registered address, 36a Goring Road, Worthing, BN12 4AD

Please note that all the above information has been provided by the owner in good faith, but will need verification by the enquirer if necessary. Any areas, measurements or distances referred to are given as a guide only and are not precise. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included unless specifically mentioned. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.