





2 The Triangle Western Road

Lancing

A two/three bedroom semi detached bungalow located close to Lancing Beach and opposite Brooklands Park and Lake. Briefly the accommodation comprises: entrance hall, living room, kitchen, conservatory, two double bedrooms and a further dining room or bedroom three. Externally there are well maintained front and rear gardens, a garage and driveway with off road parking for multiple vehicles.

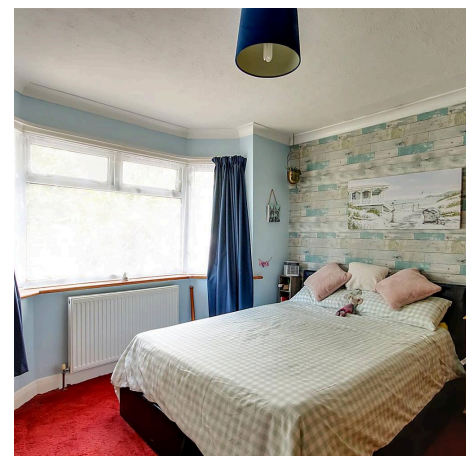
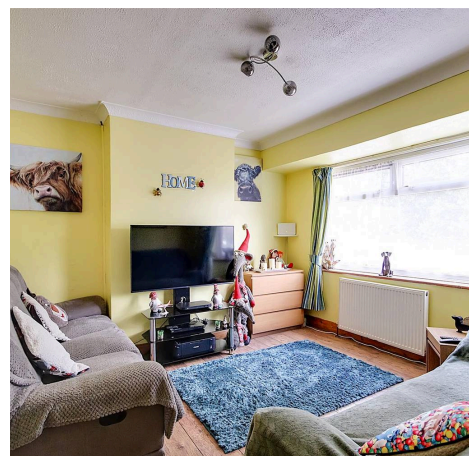
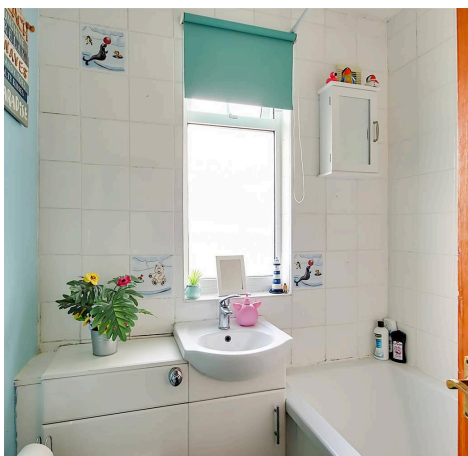
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Maintained Front and Rear Garden
- Opposite Brooklands Park and Lake
- Garage
- Close to Lancing Beach Front
- Two/Three Bedroom
- Semi Detached Bungalow
- Double Glazing and Gas Central Heating
- Driveway
- EPC Rating C



Entrance Hall

Radiator. Access to loft via hatch. Built in storage cupboard housing electrical consumer unit and shelving.

Living Room

11' 9" x 11' 5" (3.58m x 3.48m)

Double glazed bay window to front. Radiator.

Dining Room/Bedroom Three

10' 8" x 7' 3" (3.25m x 2.21m)

Double glazed window. Radiator.

Kitchen

12' 2" x 9' 2" (3.71m x 2.79m)

Roll edge work surface having inset single draining stainless steel sink with mixer tap and draining board. Four ring freestanding cooker with extractor cooker hood over. Space and plumbing for washing machine. Space for tall fridge/ freezer. Matching range of cupboards, drawers and eye level wall units. Integrated uncounted fridge. Space and plumbing for dishwasher. Double glazed window to side. Double glazed door to conservatory.

Conservatory

26' 7" x 9' 1" (8.10m x 2.77m)

Double glazed windows. Double glazed French doors to rear garden. Perspex roof. Space for condensing tumble dryer and further freezer space. Two radiators.

Bedroom One

11' 9" x 11' 7" (3.58m x 3.53m)

Double glazed bay window to front. Radiator.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

Double glazed window with door to conservatory. Radiator.



Bathroom/wc

White suite comprising the panelled bath with mixer tap. Wall mounted electric 'Triton' shower unit. Vanity unit with wash hand basin and mixer tap, cupboard below and concealed cistern wc. Ladder style towel radiator. Double glazed window. Tiled walls.

Outside**Rear Garden**

Paved patio area with the majority being laid to lawn. Six foot fence surround. Borders of matures plants and bushes. Further shingled patio area to the rear of the garden. Access to front via side gate.

Garage

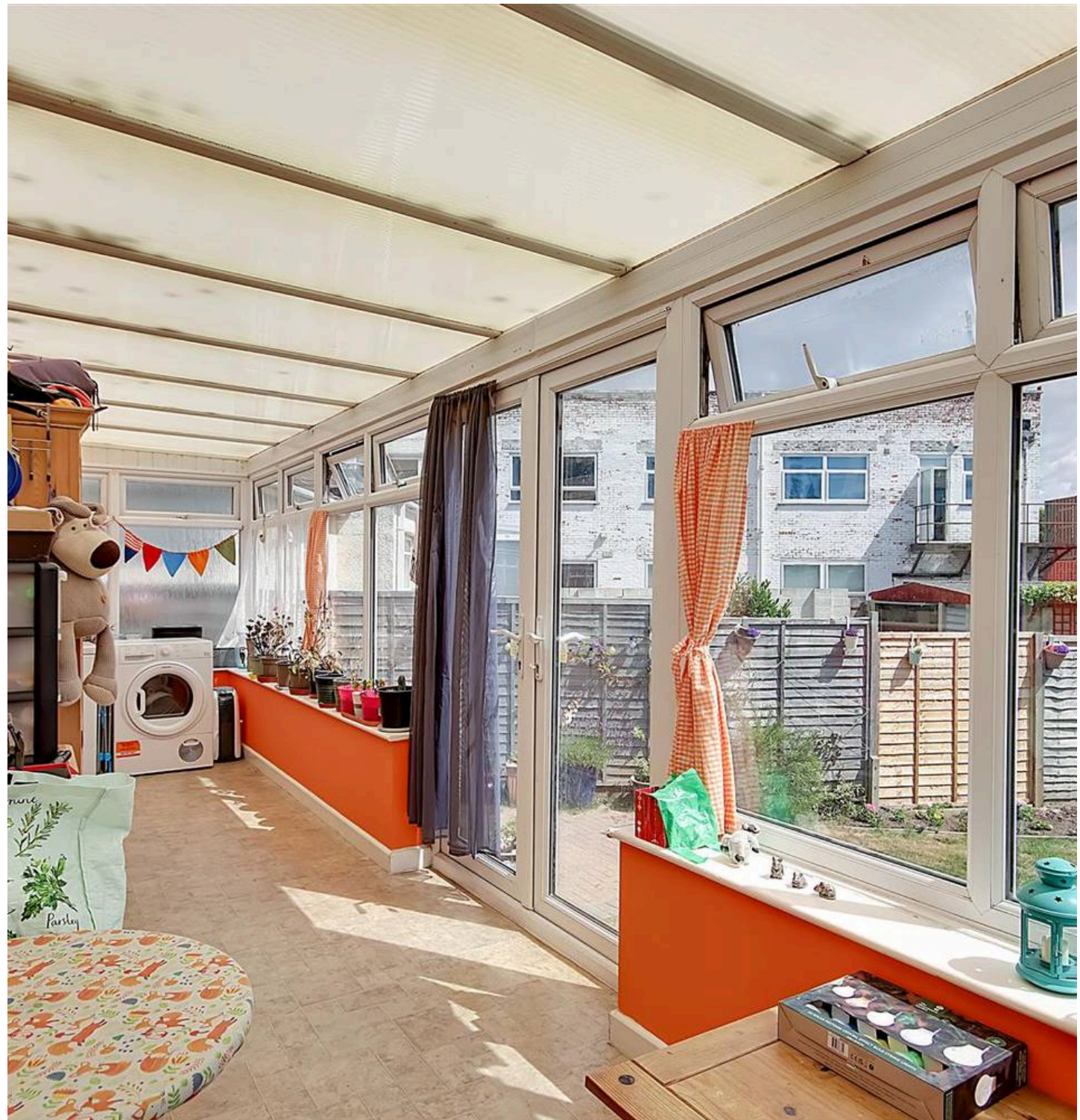
Power and lights. Double opening doors to front. Personal door to rear garden.

Front Garden

Borders of bushes to front with the rest being laid to lawn.

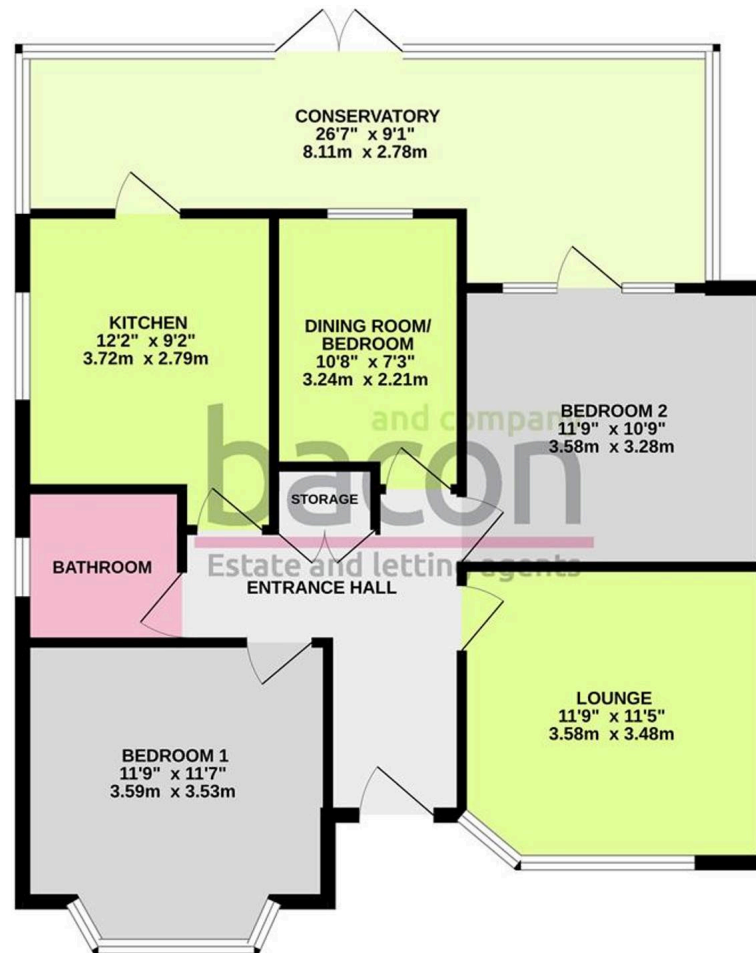
Driveway

Hardstanding surface with parking for around three vehicles.





GROUND FLOOR
850 sq.ft. (79.0 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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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