





52 Old Shoreham Road

Lancing

In brief the property consists of two spacious double bedrooms to the front, both having built in wardrobe spaces for extra storage, there is a modern fitted shower room having a spacious double width shower cubicle for ease of access, then to the rear you have an open plan living space including modern fitted kitchen with integrated appliances, a spacious dining area with various cupboards & shelves built into the alcoves for extra storage & an extended South aspect lounge having views over the rear garden.

Externally to the front you have off street parking for two vehicles & gated side access, South aspect rear garden has a large patio area leading to a spacious lawned area having various shingle & flower borders, there is a raised decked area to the rear to catch the last of the evening sun & timber built storage sheds.

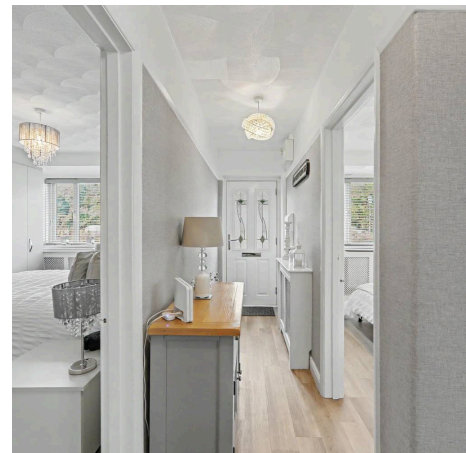
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-Detached Bungalow
- Two Double Bedrooms
- Spacious South Aspect Rear Garden
- Off Street Parking For Two Vehicles
- Modern Fitted Kitchen & Shower Room
- Extended To Rear
- Two Double Bedrooms With Built In Storage Space
- Intercommunicating Reception Rooms & Kitchen
- EPC Rating TBC
- Extremely Well Presented Throughout



Entrance Hallway

17' 3" x 5' 1" (5.26m x 1.55m)

Composite front door, LVT flooring, radiator, picture rail, textured ceiling, loft hatch access, two fitted storage cupboards, once housing hot water cylinder the other having various shelving spaces, smoke detector, wall mounted electric fuseboard, wall mounted cupboard housing electric meter.

Master Bedroom

13' 3" x 9' 8" (4.04m x 2.95m)

LVT flooring, various power points, radiator, a range of fitted wardrobes having various hanging rails, shelving spaces & drawers, PVCU double glazed bay window, picture rail, textured ceiling.

Bedroom Two

12' 5" x 9' 1" (3.79m x 2.77m)

LVT flooring, various power points, radiator, PVCU double glazed bay window, picture rail, fitted wardrobe having various shelving spaces, drawers & hanging rails also having mirrored sliding doors, textured ceiling.

Modern Fitted Shower Room

8' 7" x 8' 0" (2.62m x 2.44m)

Tiled floor, low flush WC, contemporary hand wash basin with mixer tap & vanity unit below, fitted double width shower cubicle having an integrated power shower with rainforest fall shower head, chrome ladder style heated towel rail, two PVCU double glazed obscured glass windows, wall mounted electric heater, shaving point, skimmed ceiling with spotlights.

Dining Room

14' 4" x 11' 11" (4.37m x 3.63m)

LVT flooring, radiator, a range of fitted cupboards & shelves built into the alcoves, feature fireplace with brick surround & wooden mantle, skimmed ceiling with spotlights, opening into modern fitted kitchen.



Modern Fitted Kitchen

11' 11" x 8' 4" (3.63m x 2.54m)

LVT flooring, square edge work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, matching integrated Zanussi double oven, four ring gas burning hob with extractor fan above, inset stainless steel one & a half bowl sink unit with mixer tap & single drainer, matching integrated fridge freezer, washing machine & dishwasher, various power points, PVCU double glazed window, skimmed ceiling with spotlights.

South Aspect Lounge

20' 3" x 9' 5" (6.17m x 2.87m)

LVT flooring, single radiator, various power points, television point, double opening doors leading out into rear garden, various opening PVCU double glazed windows, skimmed ceiling with spotlights.



GARDEN

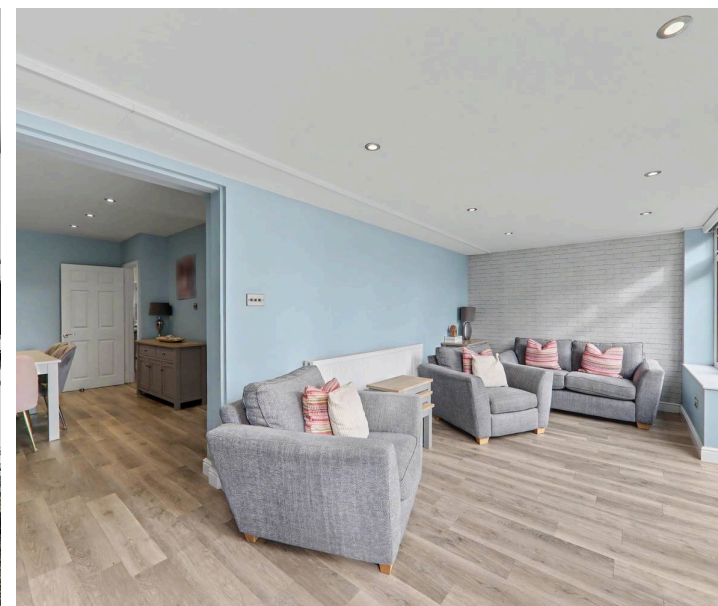
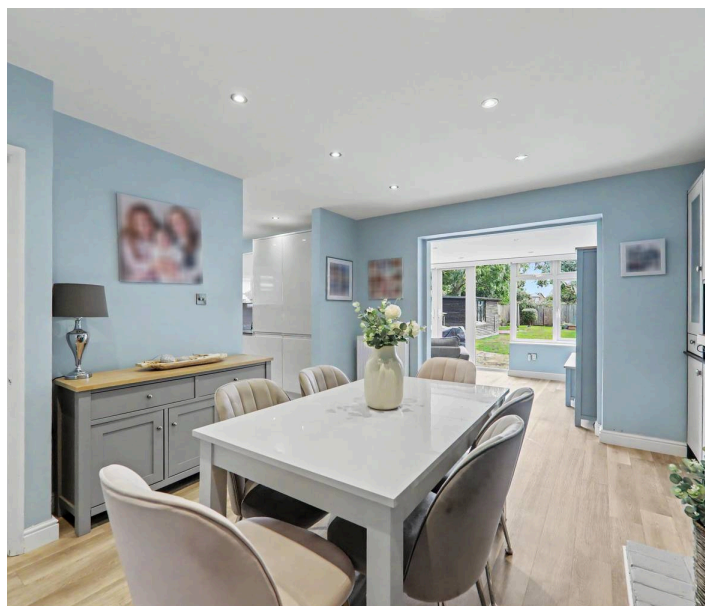
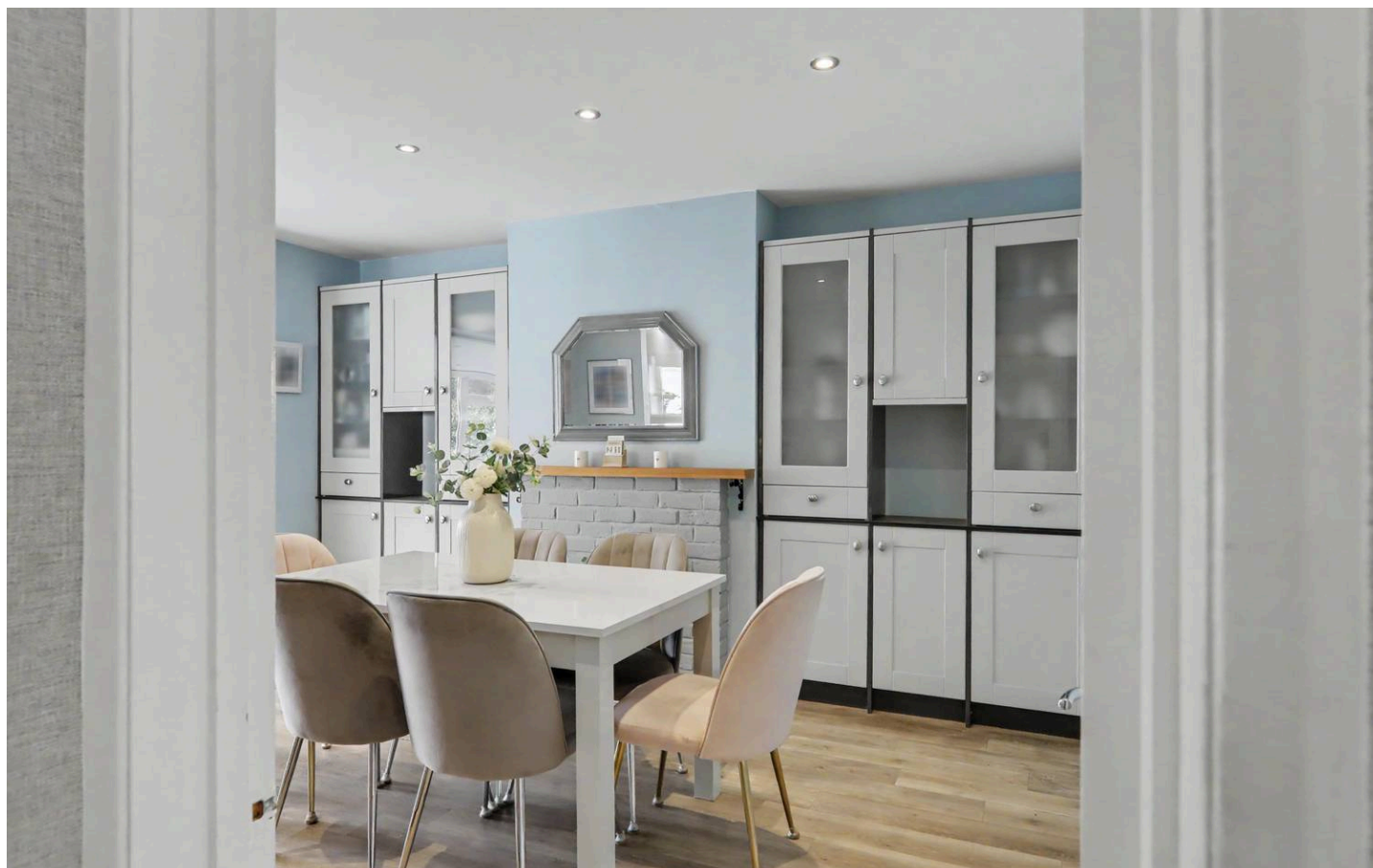
Large patio area stepping onto large lawned area having various shingle & flower borders, timber built storage shed, gated side access, timber built decked area to the rear of the garden, gated rear access, fence enclosed.

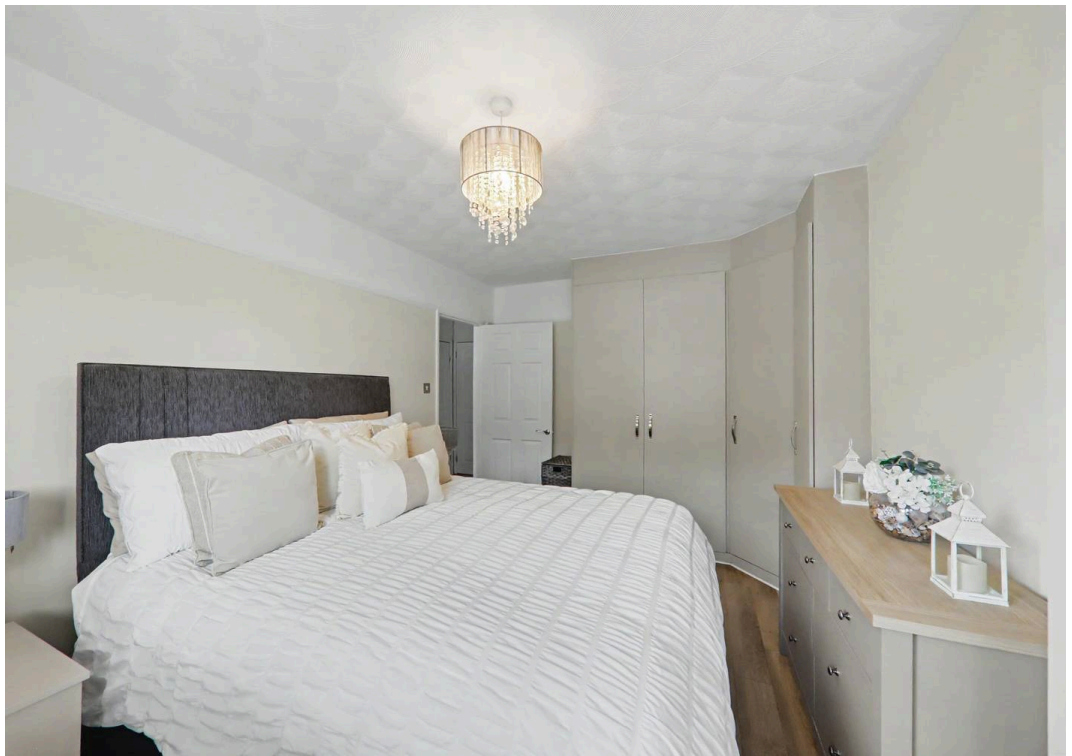
FRONT GARDEN

Mainly laid to shingle offering off street parking for two vehicles.

Driveway

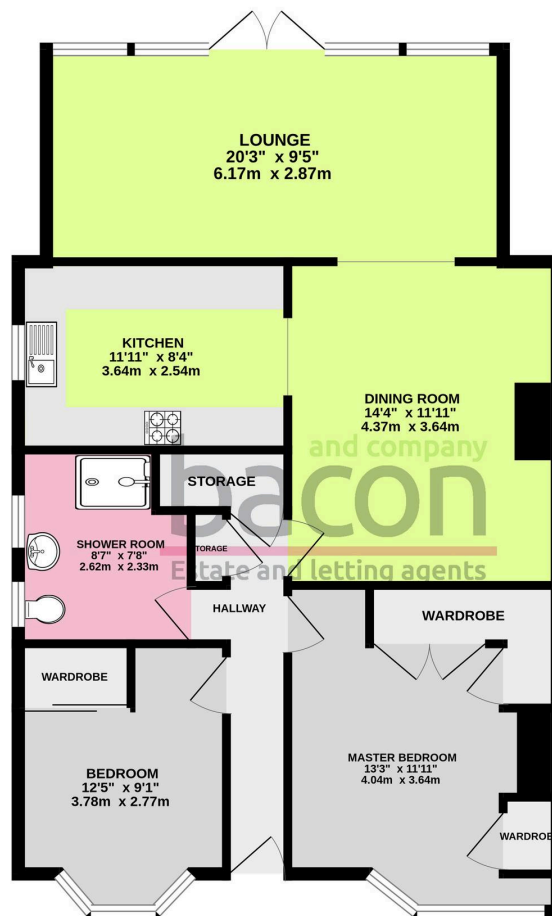
Offering off street parking for two vehicles.







GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA: 847 sq.ft. (78.7 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.
Made with Metropix ©2009

Bacon and Company

Bacon and Company, 1-3 Broadwater Street West, Worthing - BN14 9BT

01903524000 · broadwater@baconandco.co.uk · www.baconandco.co.uk

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