



81 Sompting Road, Lancing, BN15 9LF  
Guide Price £260,000

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A two double bedroom detached bungalow occupying a generous south facing rear garden plot extending to approximately 110ft. The accommodation briefly comprises; entrance hall, living room, kitchen/breakfast room, dining room, utility room, two double bedrooms and bathroom/WC. Externally, the property benefits from both front and rear gardens, together with a private driveway. The property is close to local shops, schools, amenities, Lancing Railway Station and popular local bus routes. CHAIN FREE.

Please note: The property is of non standard construction (timber framed) and is therefore considered suitable for CASH BUYERS ONLY. The availability of mortgage finance on properties of this type will vary between lenders and is subject to individual lending criteria and valuation requirements. Prospective purchasers should make their own enquiries and seek advice from an independent mortgage broker or lender to establish whether the property is suitable for their borrowing requirements. The property represents an exciting opportunity for purchasers seeking a potential development plot, subject to the necessary planning permissions and consents.

- CHAIN FREE
- Two Double Bedrooms
- Two Reception Rooms
- South Facing 100ft Rear Garden
- Driveway
- Kitchen/Breakfast Room
- SUITABLE FOR CASH BUYERS
- TIMBER BUILT PROPERTY
- Close to local shops, schools and amenities
- Close to Lancing Railway Station and Bus Routes





Timber door to:

### Entrance Hall

Radiator. Dado rail. Recessed shelves linen cupboard housing hot water tank. Access to loft via hatch.

### Living Room

Open fireplace. Secondary double glazed bay windows to front.

### Kitchen/Breakfast Room

Roll edge work surface having inset stainless steel single draining sink with mixer tap and draining Board. Fitted fan oven. Four ring electric hob with extractor cooker hood over. Space for undercounter fridge and freezer. Matching range of cupboards and eye level wall units. Feature faux beamed ceiling. Wall



mounted gas boiler. Double glazed window to side. Radiator.

### Dining Room

Double glazed windows overlooking rear garden. Radiator.

### Utility Room

Space and plumbing for washing machine. Stable door to rear garden.

### Bedroom One

Secondary double glazed bay windows to front. Radiator.

### Bedroom Two

Dual aspect. Two double glaze windows. Radiator. Picture rail.



### Bathroom/wc

Avocado suite comprising panelled bath with mixer tap. Pedestal wash hand basin. Close coupled WC. Radiator. Double glazed window.

### Outside

#### Front Garden

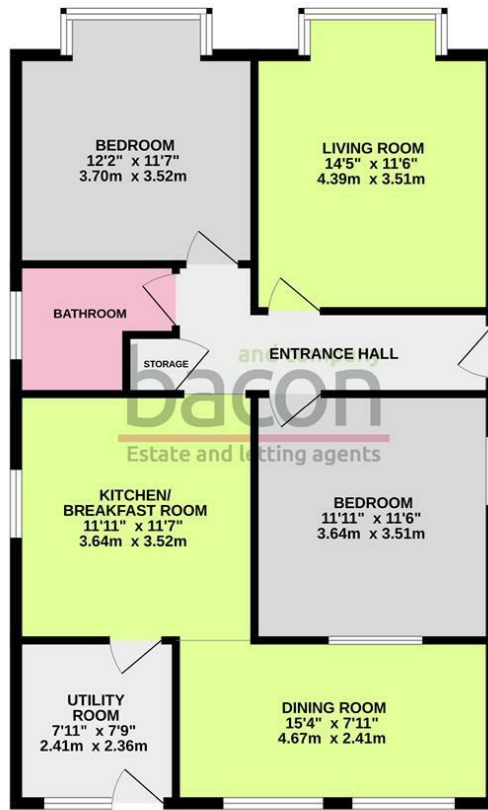
Off road parking for one vehicle. Further shingled area.

#### Rear Garden

100ft in length. Majority being laid to lawn with an area of paving for outdoor furniture. Borders of mature bushes, shrubs and trees.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans 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 C2026

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>58</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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



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