



3 Howard Road, Lancing, BN15 0LW
Guide Price £350,000

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A two bedroom detached bungalow located in this North Sompting and being sold with no onward chain. Briefly the accommodation comprises; Entrance porch, hallway, lounge/diner, kitchen, utility/lean to, two bedrooms and shower room/wc. Externally there is a front and rear garden, car port/driveway to the rear of the property and garage.

Howard Road is conveniently located for local shops, primary and secondary schools and transport links, including regular bus services to Worthing, Lancing, and Shoreham-by-Sea. Access to the A27 is close by and the South Downs is just moments away, offering walking and cycling routes along with open green spaces and wildlife.

- CHAIN FREE
- Detached Bungalow
- Two Bedrooms
- Garage
- Car Port/Driveway
- Front and Rear Garden
- Close to South Downs
- Popular North Sompting Location





Entrance Porch

Double glazed UPVC door with double glazed windows and Perspex roof. Timber door to:

Hall

Built-in storage cupboard with hanging rail. Radiator. Access hatch to loft.

Lounge/Diner

4.45m x 4.06m (14'7 x 13'4)

Double glazed bay window to front. Further double glazed window to side. Radiator.

Kitchen

3.35m x 2.77m (11' x 9'1)

Roll edge works surface having inset one and a half bowl stainless steel sink with mixer tap and draining Board. Space for freestanding cooker. Integrated undercounter fridge. Matching range of cupboards, drawers, and eyelevel wall unit. Tiled floor. Double glazed window with double glazed door to:

Utility/Lean To

Space and plumbing for washing machine. Space for tall



fridge freezer. Access fire doors to front and rear garden.

Bedroom One

3.45m x 3.05m (11'4 x 10)

Double glazed window. Radiator. Built-in triple wardrobes with shelving and hanging rail.

Bedroom Two

3.58m x 2.06m (11'9 x 6'9)

Double glazed window overlooking rear garden. Radiator.

Shower Room/wc

2.97m x 1.85m (9'9 x 6'1)

White suite comprising step in shower tray with wall mounted controls and shower, grab rail, glazed door and surround. Close coupled WC. Pedestal wash hand basin. Ladder style towel radiator. Extractor fan. Double glazed window. Shelved linen cupboard housing Worcester boiler and hot water tank.

Outside



Rear Garden

Well maintained with paved patio area ideal for outdoor furniture. The rest being laid to lawn with borders of small trees, plants, shrubs and bushes. Summerhouse.

Car Port

Covered car port located to the rear of the property. Gated entrance. Hardstanding with standing for one vehicle.

Garage

Roller garage door. Glazed window. Power and light. Inspection pit.

Front Garden

Formal low level wall to front. Majority being laid to lawn with borders of mature bushes and plants.

Tenure and Council Tax Band

Tenure: Freehold

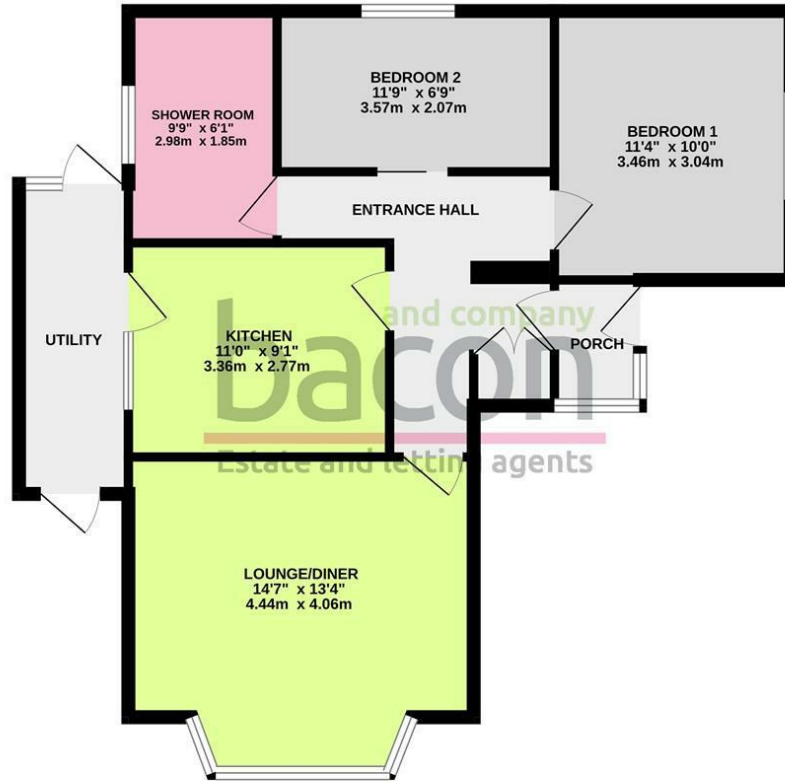
Council tax band: Band C

Draft version: 1

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



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



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