17 St. James Avenue | | Lancing | BN15 0NN

WARWICK BAKER
ESTATE AGENT

17 St. James Avenue | | Lancing | BN15 0NN

£475,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE SEMI-DETACHED BUNGALOW. THE PROPERTY HAS UNDER GONE EXTENSIVE EXTENSION AND RE-FURBISHMENT THROUGHOUT BY YHE VENDORS OVER THE LAST THREE YEARS, BENEFITING FROM 4 DOUBLE BEDROOMS, LOUNGE/DINING ROOM, MODERN KITCHEN, FAMILY BATHROOM, EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM, AMPLE OFF ROAD PARKING AND EAST FACING DECKED REAR GARDEN. VENDOR SUITED. INTERNAL VIEWING HIGHLY RECOMMENDED BY THE VENDORS SOLE AGENT.

The property is located close to the South Downs National Park, the A27 is within 500 metres. Lancing being situated between Worthing and Shoreham and has a good assortment of shops and banks. There is a mainline railway station with services to London, Brighton and the West within a mile approximately from the property as well as a regular bus service to Brighton and Chichester.

- ENTRANCE HALL
- 4 DOUBLE BEDROOMS
- LOUNGE/DINING ROOM
- MODERN KITCHEN
- FAMILY BATHROOM
- EN-SUITE SHOWER ROOM TO THE MAIN BEDROOM
- OFF ROAD PARKING FOR THREE CARS
- DECKED/ASTRO TURF REAR GARDEN
- VENDOR SUITED

Part frosted double glazed front door leading to:

ENTRANCE HALL
27'0" in length (8.23 in length)
Built in double doored storage cupboard, 'KARDEAN' flooring with under floor heating, LED downlighting.

Solid oak door off entrance hall to:

LOUNGE/DINING ROOM
20'4" x 16'7" (6.21 x 5.06)
With bi-fold double glazed doors to the rear having an easterly aspect, 'KARNDEAN' flooring with under floor heating, canop[ied double glazed roof windows.

Square opening off lounge/dining room to:

KITCHEN
10'7" x 10'6" (3.25 x 3.21)
Comprising enamelled 'BUTLER' style sink with mixer tap, with wood work top to the side, slow closing drawer and cupboard under, built in integrated 'BEKO' dishwasher to the side, tiled splash back, adjacent two seater breakfast bar to the side, wine cooler to the side, storage cupboard to the side, adjacent granite effect work top with inset 'BAUMATIC' four ring induction hob, range of slow closing drawers and cupboards under, built in 'HOOVER' washing machine to the side, matching back splash, contemporary extractor hood over with down lighting, further adjacent work top to the side, integrated' BAUMATIC' tumble dryer to the side, matching back splash, display shelf over, built in 'BEKO' electric oven to the side, built in microwave over, storage cupboards under and over, pull out spice drawer cabinet, space for tall fridge freezer to the side, storage cupboard over, 'KARNDEAN' flooring with under floor heating, LED down lighting, canopied double glazed roof window (TO BE INSTALLED BY THE VENDOR).

Solid oak door off entrance hall to:

BEDROOM 1
13'2 x 10'11 (4.01m x 3.33m)
Having a dual aspect, double glazed windows to the side having a favoured southerly aspect with distance views of The English Channel, double glazed windows to the front having a westerly aspect, under floor heating.

Solid oak door off bedroom 1 to:

EN-SUITE SHOWER ROOM
Comprising fully tiled shower area with built in shower, rainfall style shower head and separate shower attachment, glass shower screen, vanity unit with circular enamelled wash hand basin with contemporary style mixer tap, twin drawers below, low level wc, frosted double glazed windows with plantation style shuttering, tiled flooring, extractor fan, LED down lighting.

Solid oak door off entrance hall to:

BEDROOM 2
11'11 x 11'7 (3.63m x 3.53m)
Double glazed windows to the front having a westerly aspect, under floor heating.

Solid oak door off entrance hall to:

BEDROOM 3
10'11 x 6'10 (3.33m x 2.08m)
Double glazed windows to the side having a favoured southerly aspect, access to loft storage space, under floor heating.

Solid oak door off entrance hall to:

BEDROOM 4
9'4 x 6'4 (2.84m x 1.93m)
Double glazed windows to the side having a favoured southerly aspect, under floor heating.

Solid oak door off entrance hall to:

FAMILY BATHROOM
Comprising free standing copper bath, vanity unit with circular enamelled sink unit with contemporary style mixer tap, wood work top, double doored storage cupboard below, low level wc, copper coloured heated hand towel rail with inset school style radiator, tiled flooring with under floor heating, frosted double glazed window to the side with plantation style shuttering, part tiled walls, LED down lighting.

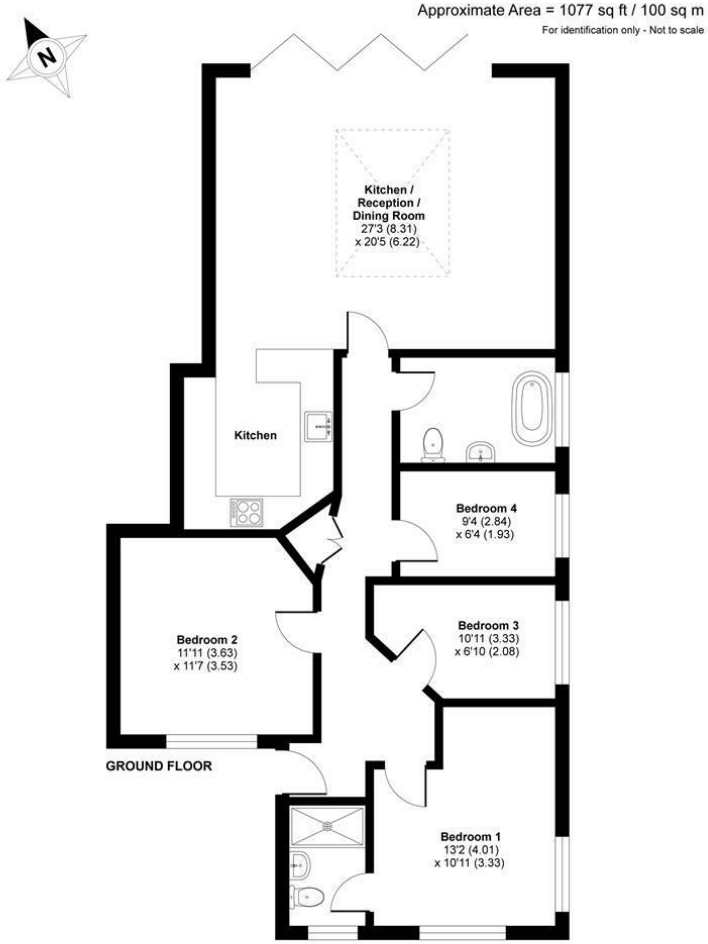
FRONT DRIVE
32' x 31' (9.75m x 9.45m)
Laid totally to 'BRADSTONE' brick hard standing, enclose by low level wall with inset flower beds and tropical plants.

REAR GARDEN
47' x 35' (14.33m x 10.67m)
Accessed via double glazed door off lounge/dining room, porcelain tiled area leading to astro turf area enclosed by low walls with inset flower beds, and railway sleeper leading to raised decked area with timber built shed, all having an easterly/southerly aspect with distant views of The English Channel, all enclosed by high fencing, side gate giving access down the side of the property.

17 St. James Avenue, Lancing, BN15

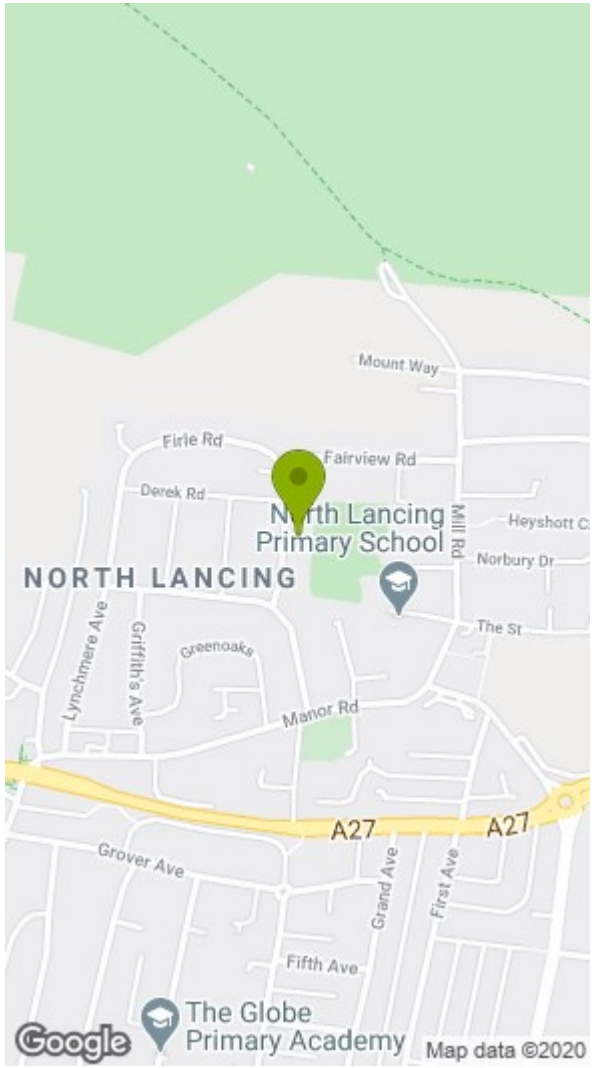
Approximate Area = 1077 sq ft / 100 sq m

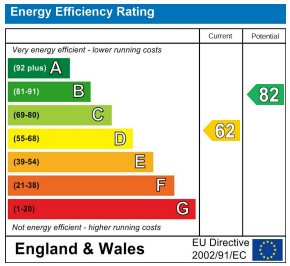
For identification only - Not to scale

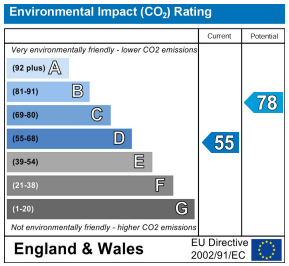


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2020. Produced for Warwick Baker Estate Agent Ltd. REF: 638609







Disclaimer

* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.
* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
* All measurements are approximate