2 Russells Drive | | Lancing | BN15 8BT

WARWICK BAKER
ESTATE AGENT

2 Russells Drive | | Lancing | BN15 8BT

£575,000

*** £575,000 ***

WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER THIS EXTREMELY WELL PRESENTED DETACHED BUNGALOW. LOCATED WITHIN 1 MILE OF LANCING STATION AND SHOPPING FACILITIES. THE PROPERTY BENEFITS FROM ENTRANCE HALL, TWO DOUBLE BEDROOMS, 18' WEST FACING LIVING ROOM, 16' MODERN KITCHEN/DINING ROOM, FULLY TILED SHOWER AREA AND BATHROOM, OFF ROAD PARKING, GARAGE (WITH PLANNING PERMISSION TO CONVERT TO TWO BEDROOMS PLUS AN EN-SUITE), REAR GRADEN, COURTYARD, SOUTH FACING SIDE GARDEN AND 72' FRONT GARDEN. INTERNAL VIEWING HIGLY RECOMMENDED BY THE VENDORS SOLE AGENT.

- ENTRANCE HALL
- TWO DOUBLE BEDROOMS
- 18’ WEST FACING LIVING ROOM
- 16’ KITCHEN/DINING ROOM
- MODERN SHOWER/BATHROOM
- REAR GARDEN + COURTYARD
- SOUTH FACING SIDE GARDEN
- FRONT GARDEN
- OFF ROAD PARKING
- DOUBLE GARAGE

Font door giving access to;

ENTRANCE HALL
11'11" x 11'6" (3.64 x 3.52)
Being ' L ' shaped, storage cupboard housing electric meter, shelf over, contemporary style double panelled radiator, solid oak flooring, access to loft storage space, LED downlighting.

Solid oak door off entrance hall to:

LIVING ROOM
18'2" x 16'7" (5.55 x 5.06)
Double glazed windows with integrated blinds to the front having a westerly aspect, feature contemporary electric fire, recessed space for flat screen television over, two floor to ceiling contemporary double panelled radiator, solid oak flooring, exposed wood skirting.

Door doorway openings off living room to:

KITCHEN/DINING ROOM
16'9" x 13'1" (5.13 x 4.01)
Comprising ' QUARTZ ' worktop with inset stainless steel sink unit with contemporary style mixer tap, inset ' LAMONA ' five ring electric hob to the side, range of slow closing drawers and cupboards under, built in ' BEKO' washing machine to the side, built in integrated ' LAMONA ' dishwasher to the side, sparkling glass backsplash over, complimented by matching high level storage cupboards over, built in integrated fridge/freezer to the side, built in' LAMONA ' double electric oven to the side, storage cupboards under and over, free standing two seater breakfast island with ' QUARTZ ' worktop, range of slow closing drawers under, double glazed windows with integrated blinds to the front having a westerly aspect, double glazed windows with integrated blinds to the rear having an easterly aspect, Italian marble tiled flooring, contemporary style double panelled radiator, lofted roof space, two ' VELUX ' windows to the front having a westerly aspect, LED spotlighting.

Solid oak door off entrance hall to:

BEDROOM 1
12'2" x 12'1" (3.73 x 3.69)
Double glazed windows with integrated blinds to the rear having an easterly aspect, built in double sliding doored wardrobe with hanging and shelving space, incorporating range of three drawers, two built in single mirrored door wardrobes with hanging and shelving space, contemporary double panelled radiator, solid oak flooring, exposed skirting, LED downlighting.

Solid oak door off entrance hall to:

BEDROOM 2
11'11" x 9'10" (3.65 x 3.01)
Double glazed windows with integrated blinds to the front having a westerly aspect, built in double sliding doored wardrobe with hanging and shelving space, incorporating two sets of double drawers with shelving over, contemporary double panelled radiator, solid oak flooring, exposed skirting.

Solid oak door off entrance hall to:

SHOWER AREA
Italian marble tiled walls, low level we, heated hand towel rail, step in fully tiled shower cubicle with built in shower with rainfall style shower head, separate shower attachment, glass shower screen, Italian marble tiled flooring, LED downlighting.

Doorway off shower area to:

SIDE GARDEN
24'0" x 14'10" (7.32 x 4.53)
Being of irregular shape having a favoured southerly aspect, laid to astroturf and patio slab pathway, enclosed by high hedging.

Side gate giving access to:

BATHROOM
Comprising contemporary vanity unit with twin oval shaped hand basins with contemporary mixer taps, range of slow closing cupboards under, matching backsplash, built in double doored storage cupboard with hanging space, built in storage cupboard to the side with shelving, ' IDEAL LOGIC ' gas fired combination boiler over, storage cupboard to the side with worktop over, frosted double glazed window, Italian marble tiled flooring, LED downlighting.

Two double glazed French doors with integrated blinds off the kitchen/dining room to:

REAR GARDEN
55'9" x 8'6" (17.00 x 2.60)
Being ' L ' shaped having an easterly aspect, laid to patio slabs.

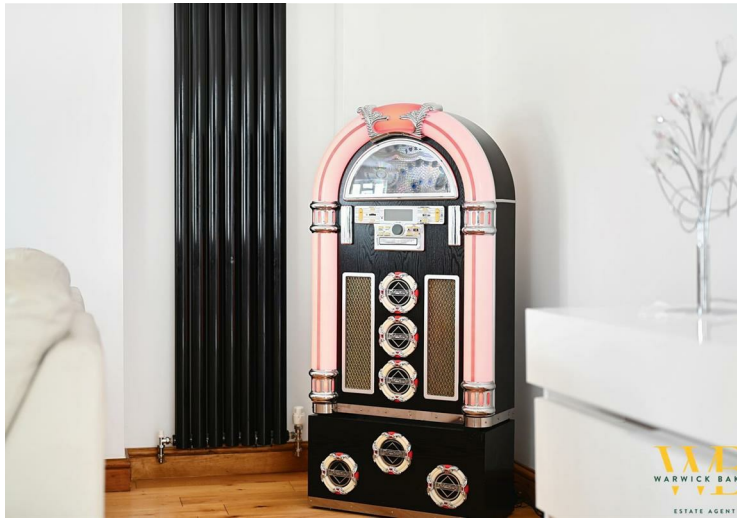
Leading to:

COURTYARD
21'7" x 8'6" (6.60 x 2.60)
Having an easterly aspect, laid partly to patio slabs and astroturf.

Opening off rear garden to:

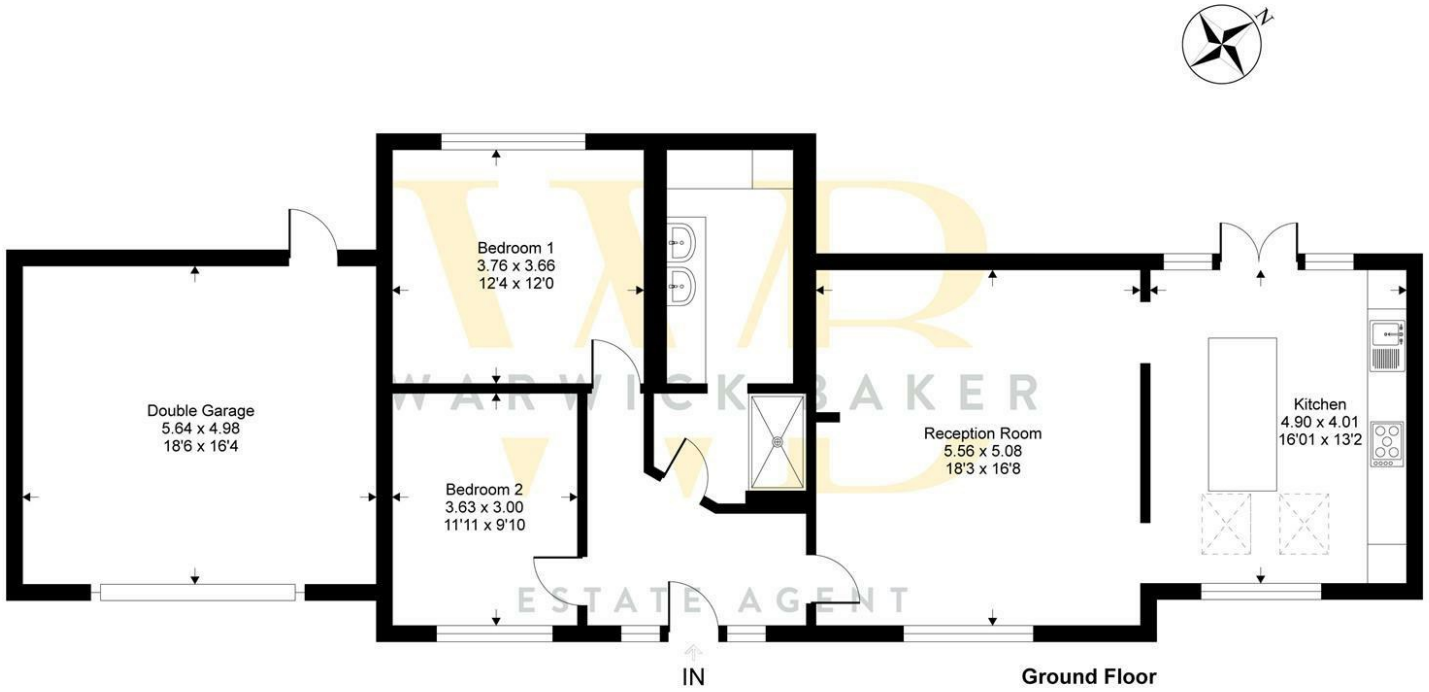
FRONT GARDEN
72'2" x 22'11" (22.00 x 7.00)
Having a westerly aspect, two astroturf areas, raised flower bed, three raised shingle areas, patio slab paths, off road parking leading to:

GARAGE
18'6" x 16'4" (5.66 x 4.98)
With electric up and over door, double glazed door giving access to the courtyard, access to loft storage space. (PLANNING PERMISSION GRANTED FOR CONVERSION TO BEDROOM WITH EN-SUITE).



Russells Drive, BN15

Approximate Gross Internal Area = 97 sq m / 1048 sq ft
Approximate Garage Internal Area = 28 sq m / 297 sq ft
Approximate Total Internal Area = 125 sq m / 1345 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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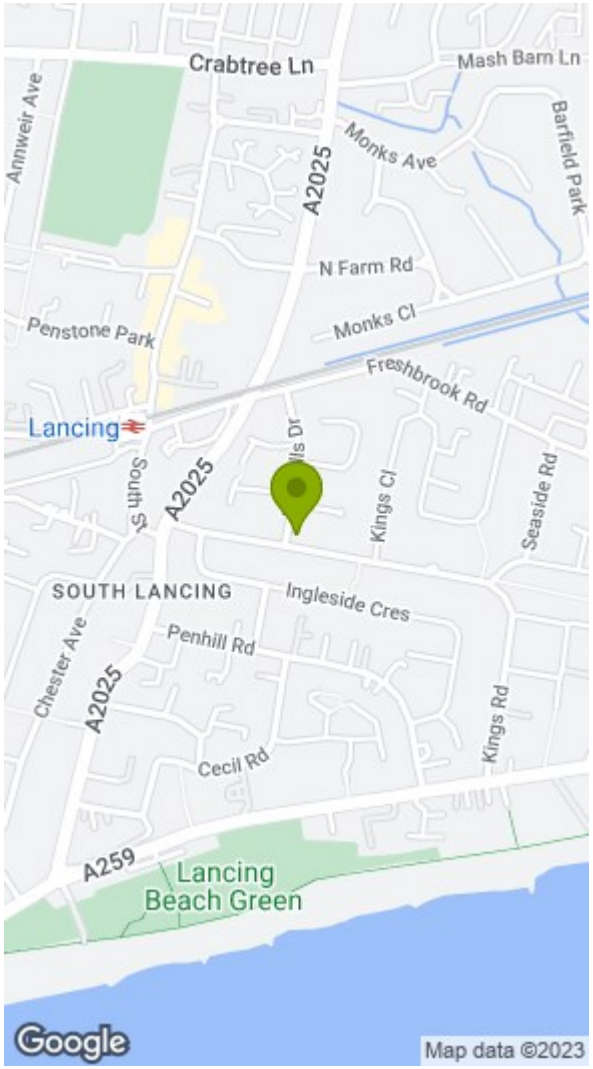

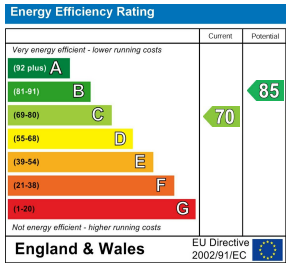

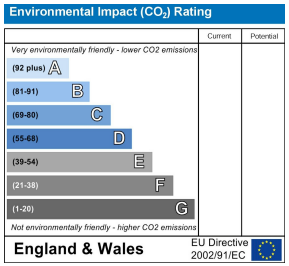

Disclaimer

* 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