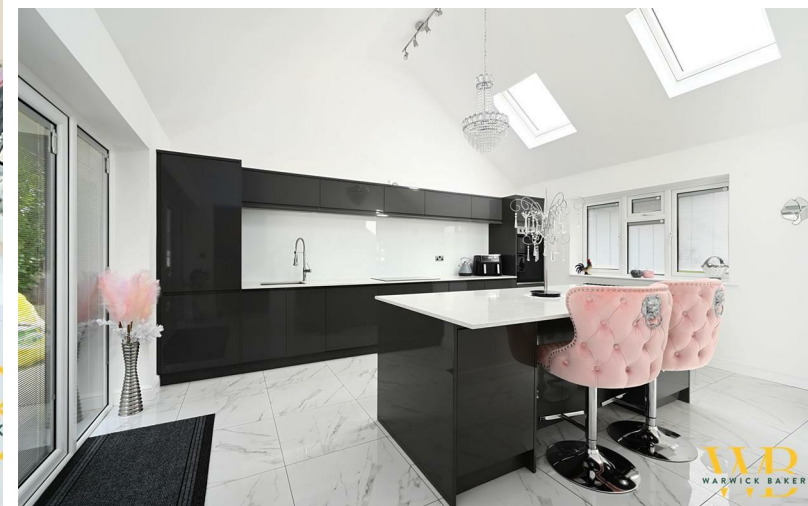




2 Russells Drive | | Lancing | BN15 8BT



ESTATE AGENT



2 Russells Drive | | Lancing | BN15 8BT

£599,950

*** £599,950 ***

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

Front 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).

