



Howard Road, Lancing

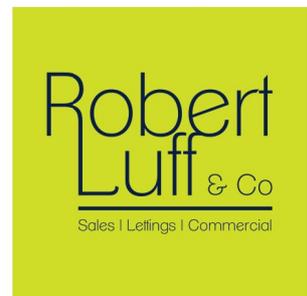


Guide Price
£325,000
Freehold

- Well Presented Semi-Detached Bungalow
- Backing Onto South Downs With Access From Garden
- Modern Fitted Kitchen & Bathroom
- Sea Views From Front & Views Of The South Downs To The Rear
- Currently Arranged As A One Bedroom But Could Be Put Back To A Two Bedroom
- Ample Off Street Parking & Garage
- Newly Redecorated Throughout
- EPC: D
- Council Tax Band: B

*** Guide Price £325,000 - £350,000*** We are delighted to offer this WELL PRESENTED, one/two bedroom semi-detached bungalow, enviably located BACKING DIRECTLY ONTO THE SOUTH DOWNS NATIONAL PARK in North Sompting. The property, which offers HUGE POTENTIAL FOR EXTENSION, comprises: Enclosed entrance porch, entrance hall, South facing living room with distant sea views, dining room (former 2nd bedroom), modern fitted kitchen, double bedroom and contemporary bathroom. Outside, there is an attractive rear garden with gate onto the South Downs with ample off street parking to the front and a garage. VIEWING ESSENTIAL!!

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Accommodation

Enclosed Entrance Porch

Double glazed front door, double glazed windows, glazed inner door to:

Entrance Hall

Loft access, downlighters, radiator.

Living Room 11'4" x 9'9" (3.45m x 2.97m)

Double glazed window to front with distant sea views, downlighters, television aerial point, radiator.

Dining Room 9'10" x 8'7" (3.00m x 2.62m)

Double glazed French Doors to rear,

Kitchen 11'5" x 7'2" (3.48m x 2.18m)

Double glazed windows to rear & side. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel, single drainer one and a half bowl sink unit with mixer tap, double electric oven, electric hob and extractor hood, integrated washing machine, dishwasher & fridge/freezer, downlighters.

Bedroom 10'6" x 9'9" (3.20m x 2.97m)

Double glazed window to front with distant sea views, television aerial point, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: P shaped bath with shower screen and rainfall shower head, vanity unit with inset wash hand basin, close coupled WC, downlighters, fully tiled walls, ladder radiator.

Outside

Rear Garden

Patio, two tier lawn with flower beds, timber summerhouse, fence enclosed with rear access onto South Downs.

Parking

Hardstand to front providing ample off street parking for two vehicles.

Garage

Pitched roof, up and over door, power, light, personnel door to side.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.