



Cokeham Road, Lancing

Guide Price
£325,000
Freehold

- Two Bedroom Bungalow
- Off Road Parking
- Conservatory
- Chain Free
- EPC - TBC
- Semi-detached
- Large Rear Garden
- Could Be Extended STNPC
- Close To Local Shops And Transport Links
- Council Tax Band - C

We are delighted to welcome to the market this two bedroom semi-detached bungalow located in Sompting within easy access of shops and local transport links. This property benefits from off road parking and a large rear garden whilst internally comprises; extended kitchen, lounge, conservatory, two bedrooms, one currently being used as an additional reception room and shower room. We feel that this property could offer the perfect starter home for someone wishing to extend in the future or a convenient place to downsize to. Whilst there are local shops a moments walk away, Lancing Village High Street is just under a mile away giving access to a mainline train station, post office and various shops and local cafes.

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Accommodation

Front Door

Leading to:

Hallway

Wood laminate flooring, radiator, doors leading to:

Bedroom/Lounge 11'10 x 9'10 (3.61m x 3.00m)

Wood laminate flooring, double glazed window, radiator

Dining Room/Lounge 10'01 x 11'10 (3.07m x 3.61 m)

Wood laminate flooring, radiator, patio doors to:

Conservatory

Tiled floor, patio doors to garden

Bedroom 11'10 x 9'11 (3.61m x 3.02m)

Wood laminate flooring, double glazed windows, radiator

Bathroom 5'00 x 8'08 (1.52m x 2.64m)

Tiled floor, double glazed window, low level flush w/c, wash hand basin with vanity unit below, heated towel rail, walk in shower

Kitchen 16'06 x 7'08 (5.03m x 2.34m)

Vinyl flooring, double glazed window, patio door to garden, fitted kitchen with range of eye and base level units and work surfaces above, fitted electric oven with hob and extractor fan, integrated fridge freezer, space for washing machine and dishwasher.

Outside

Rear Garden

Mainly laid to lawn, enclosed by fence, side access, decking area

Driveway

Dropped kerb with shingle.



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

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Floor Plan

Approx. 70.7 sq. metres (760.7 sq. feet)



Total area: approx. 70.7 sq. metres (760.7 sq. feet)

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.