



Price
£400,000
Freehold

Ingleside Crescent, Lancing

- Detached Bungalow
- Close To Village Centre, Station & Beach
- South Facing Living Room
- Low Maintenance Gardens
- EPC: TBC
- Two Double Bedrooms
- Ample Off Street Parking & Car Port
- Sun Room
- No Onward Chain
- Council Tax Band: D

We are delighted to present this spacious DETACHED home, ideally located in South Lancing, just a short walk from the village centre, mainline railway station and beach. The generous accommodation comprises: Entrance hall, South facing living room, kitchen, sun room, utility/store room, two double bedrooms, bathroom and separate WC. Outside, there are low maintenance gardens, car port and ample off street parking for several vehicles. Viewing a must - NO CHAIN!!

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Entrance Hall

Double glazed door to side, loft access with pull down ladder, coving, radiator.

Lounge 16'4" x 11'6" (4.98m x 3.51m)

Double glazed box bay window to front, coving, wall light fittings, feature yorkstone fireplace surround and TV stand.

Kitchen 12' x 11'6" (3.66m x 3.51m)

Double glazed windows to rear and side, back door. Range of fitted wall & base level units, worksurfaces incorporating one and a half bowl single drainer sink unit with mixer tap, electric oven, space for appliances, space & plumbing for washing machine, part tiled walls, tiled floor, wall mounted central heating boiler.

Sun Room 21'6" x 7'1" (6.55m x 2.16m)

double glazed windows to rear & side, double glazed back door, two radiators. Door to:

Utility/Store Room 17'2" x 7'6" (5.23m x 2.29m)

Converted Garage. Double glazed windows to front & rear, radiator.

Bedroom One 14'6" x 11' (4.42m x 3.35m)

Double glazed window to rear, coving, radiator.

Bedroom Two 11'6" x 11' (3.51m x 3.35m)

Double glazed window to front, coving, wardrobe, radiator.

Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, shower enclosure with electric shower, half tiled walls.

Separate WC

double glazed window to side, close coupled WC, radiator.

Outside

Rear Garden

Patio, wall & fence enclosed, various plants & shrubs, timber shed, side access via gate.

Car Port

Under Cover parking for one vehicle

Parking

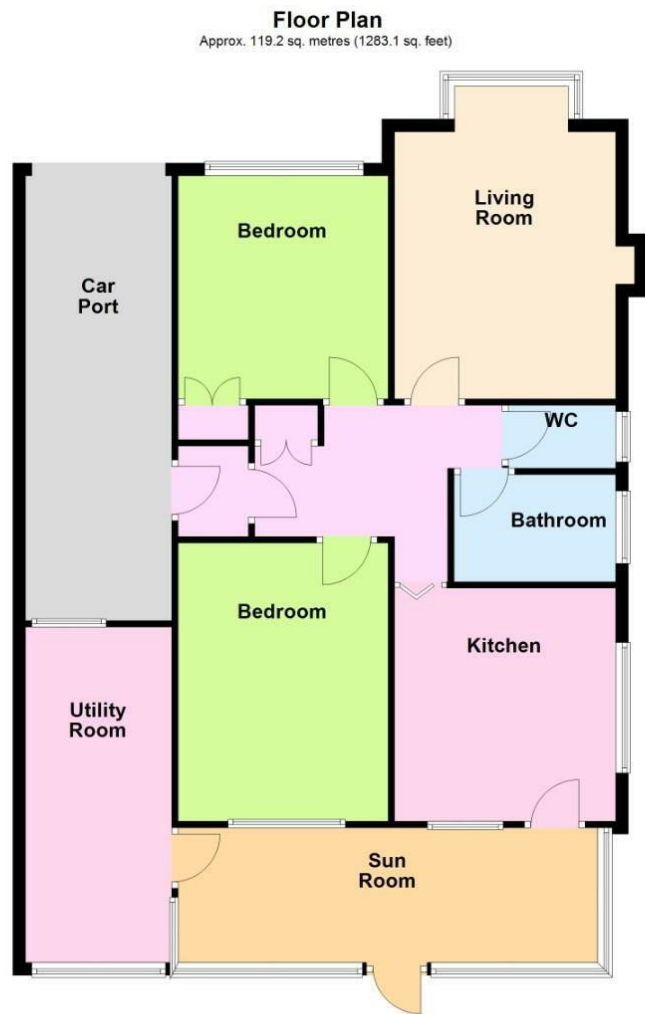
Private drive providing parking for several vehicles.



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

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Total area: approx. 119.2 sq. metres (1283.1 sq. feet)

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

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