



Lewis Road, North Lancing, BN15 0NT

Offers Over £350,000



A fantastic opportunity to purchase this chain free three bedroom chalet bungalow in the ever popular North Lancing location, within close proximity to the South Downs. Particular benefits include westerly aspect garden, off road parking, opportunity to modernise/extend, subject to permissions and being offered chain free.



## Key Features

- Three Bedrooms
- Chalet Bungalow
- Westerly Aspect Garden
- Off Road Parking
- Two Reception Rooms
- Upstairs WC
- Chain Free
- Close To South Downs



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

The property is approached via a side door leading into the L shaped hallway with doors to all rooms. The ground floor accommodation comprises a generously proportioned lounge with feature bay window and fireplace. To the rear of the home is the kitchen with a range of eye and base level units and space and plumbing for appliances. There are a variety of windows overlooking the garden and benefitting a westerly aspect, a door leads you directly outside. Just next to this is an additional reception room, with views over the garden and stairs to the first floor. There is also a ground floor bedroom, which is serviced by the bathroom also on this floor. Comprising a bath with shower over, sink and wc. On the first floor landing there is access to two double bedrooms one of which benefits a toilet.

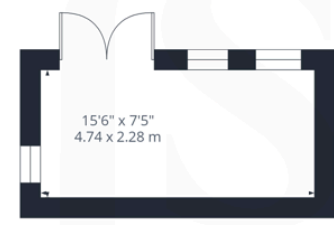
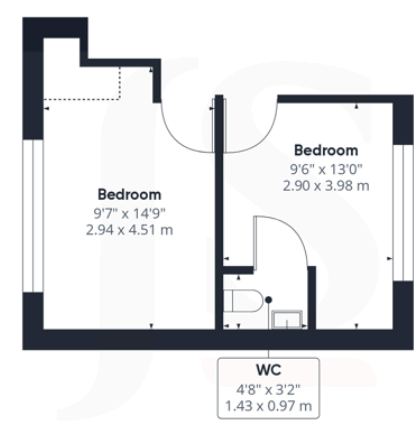
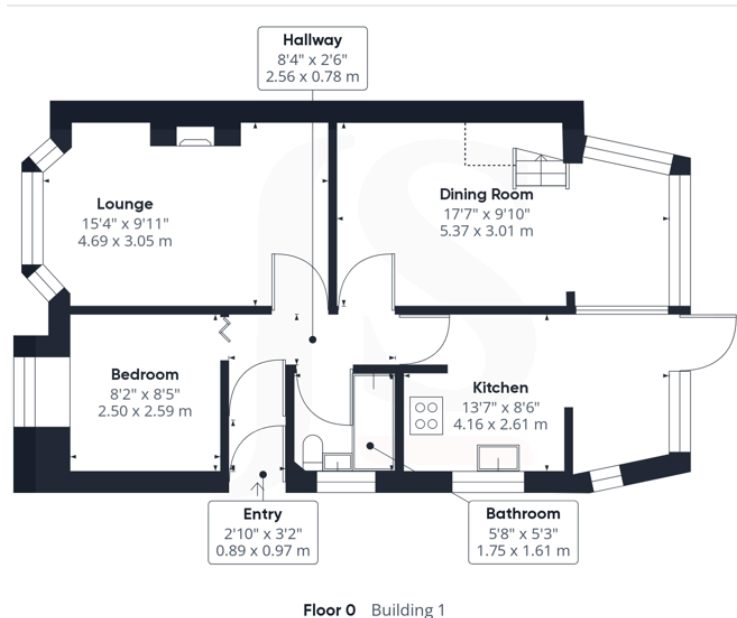
### EXTERNAL

The front of the property is partially laid to lawn with hedge and shrub borders. Hardstanding provides off road parking for several vehicles. The rear garden is mainly laid to lawn and benefits a westerly aspect sun trap rear garden with a range of mature shrubs. The current owners installed a good sized outbuilding as a music room, this room could also be used as a home office/ sun room.

### SITUATED

Situated within a particularly desirable residential street, this property is within just three minutes of the South downs, which is perfect for any walking lovers. The A27 is just a two minute drive from your doorstep which also allows for direct access to Worthing or heading east towards Brighton. Lancing Station is located within a ten minute drive or a twenty-five minute walk away, with links that run into London Victoria and Gatwick airport.





**Approximate total area<sup>(1)</sup>**  
 955.51 ft<sup>2</sup>  
 88.77 m<sup>2</sup>

**Reduced headroom**  
 27.99 ft<sup>2</sup>  
 2.6 m<sup>2</sup>

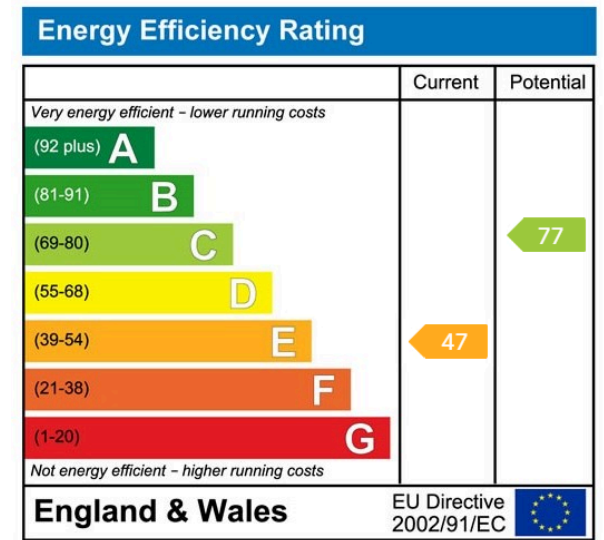
(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.