

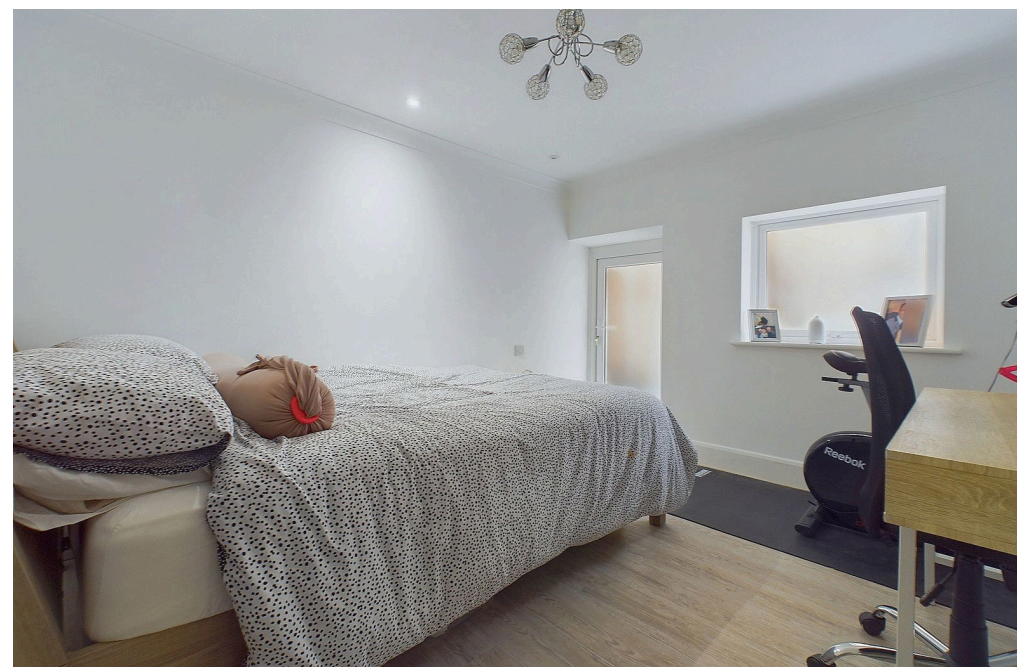


Orchard Way, Lancing, BN15 9ED

Guide Price £500,000



An extremely well presented detached bungalow with three double bedrooms, modern open plan living / kitchen area, refitted bathroom suite. The property also benefits from off road parking and a serene landscaped and idyllic rear garden. Viewing highly recommended.



Key Features

- Three Double Bedrooms
- Detached One Level Bungalow
- Beautifully Idyllic Rear Garden
- Rare Gem
- Open Plan Living/ Kitchen Accommodation
- Modern Fitted Bathroom
- Utility Room
- Close To Town And Station
- Viewing Recommended



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

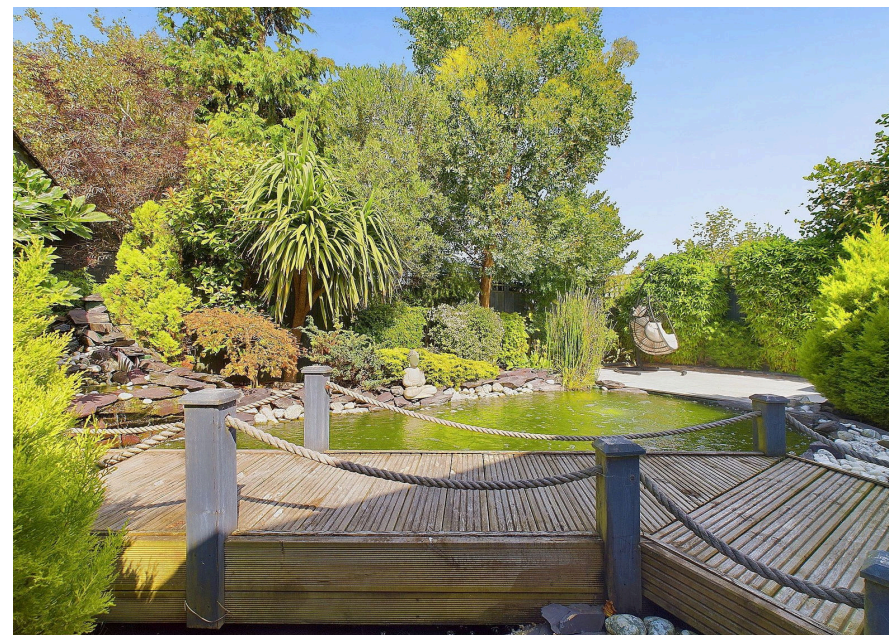
The front door opens into the entrance hall with doors leading off to all rooms. Across the rear of the property is the open plan kitchen living area boasting ample space for relaxing and entertaining with bi-folding doors opening to the rear garden. The modern kitchen is has a range of matching wall and base units, fitted worksurfaces with inset induction hob with wok burner, eye level double oven, integrated fridge freezer and dishwasher. There are three double bedrooms serving the property, two of which benefit from a southerly aspect and built in wardrobes, the remaining bedroom has a window and door to the side that opens into a covered storage area that has potential to be a walk in wardrobe / office or even a shower room / WC (subject to necessary planning consent). The refitted family bathroom comprises a freestanding double ended bath with freestanding bath shower mixer tap, separate corner shower cubicle with rainfall shower head and hand attachment, hand wash basin with storage beneath and W.C.

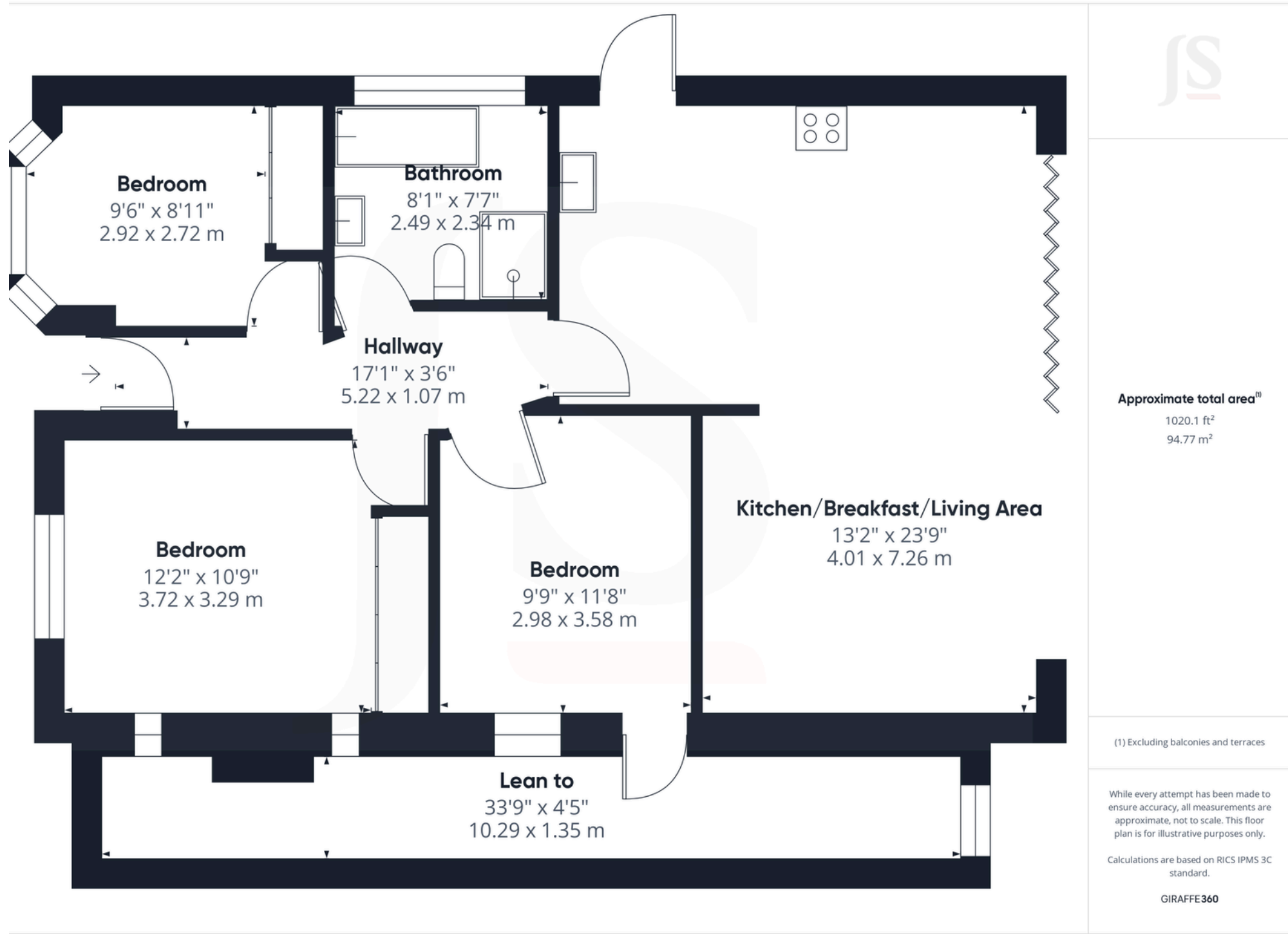
EXTERNAL

The front garden has been laid to block paving proving ample off road parking for several vehicles. The rear garden has been tastefully landscaped with a feature Koi carp pond with bridge over, mature shrub and rockery borders incorporating a cascading waterfall. There is a designated patio area and a covered shelter with feature chimney breast with log burner providing further space for seating and hot tub area. To the side of the property is a brick built utility room that has space and plumbing for washing machine and tumble dryer and provides access to the filter room for the pond.

SITUATED

Located at the end of a cul de sac, the property is within walking distance to local amenities and Lancing train station which provides good commuter links to Gatwick, Heathrow and London Victoria. The property is also approximately 1 mile to Lancing beach and within close reach to the South Downs. The A27 is to the North of the property also providing perfect commuter links with bus services to the South of the property.





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.