



West Lane, Lancing, **BN15 9RS**
Offers in the Region of £400,000



A three bedroom detached bungalow with potential for modernisation, offering comfort and accessibility with nearby amenities and public transport links, including a well-proportioned west facing lounge, kitchen, off road parking, garage, and a rear garden. The property is being sold with no on going chain.



Key Features

- Detached Bungalow
- Three Bedrooms
- West Facing Lounge
- Kitchen
- Bathroom & Separate W.C
- Off Road Parking
- Garage
- Opportunity To Modernise
- Separate WC
- Close to Local Amenities
- Chain Free



3 Bedrooms



1 Bathrooms



1 Reception Room

INTERNAL

The front door opens into the entrance hall with doors leading off to all rooms. A generously proportioned lounge benefits a westerly aspect and a feature fireplace. The kitchen is fitted with wall and base units with worksurfaces, integrated oven and hob, space and plumbing for washing machine, fridge freezer and space for a breakfast table and chairs and door opening to the rear garden. There are three bedrooms - two double bedrooms and one single bedroom. These are serviced by a family bathroom comprising panel enclosed bath and hand wash basin with a separate W.C in the adjacent room.

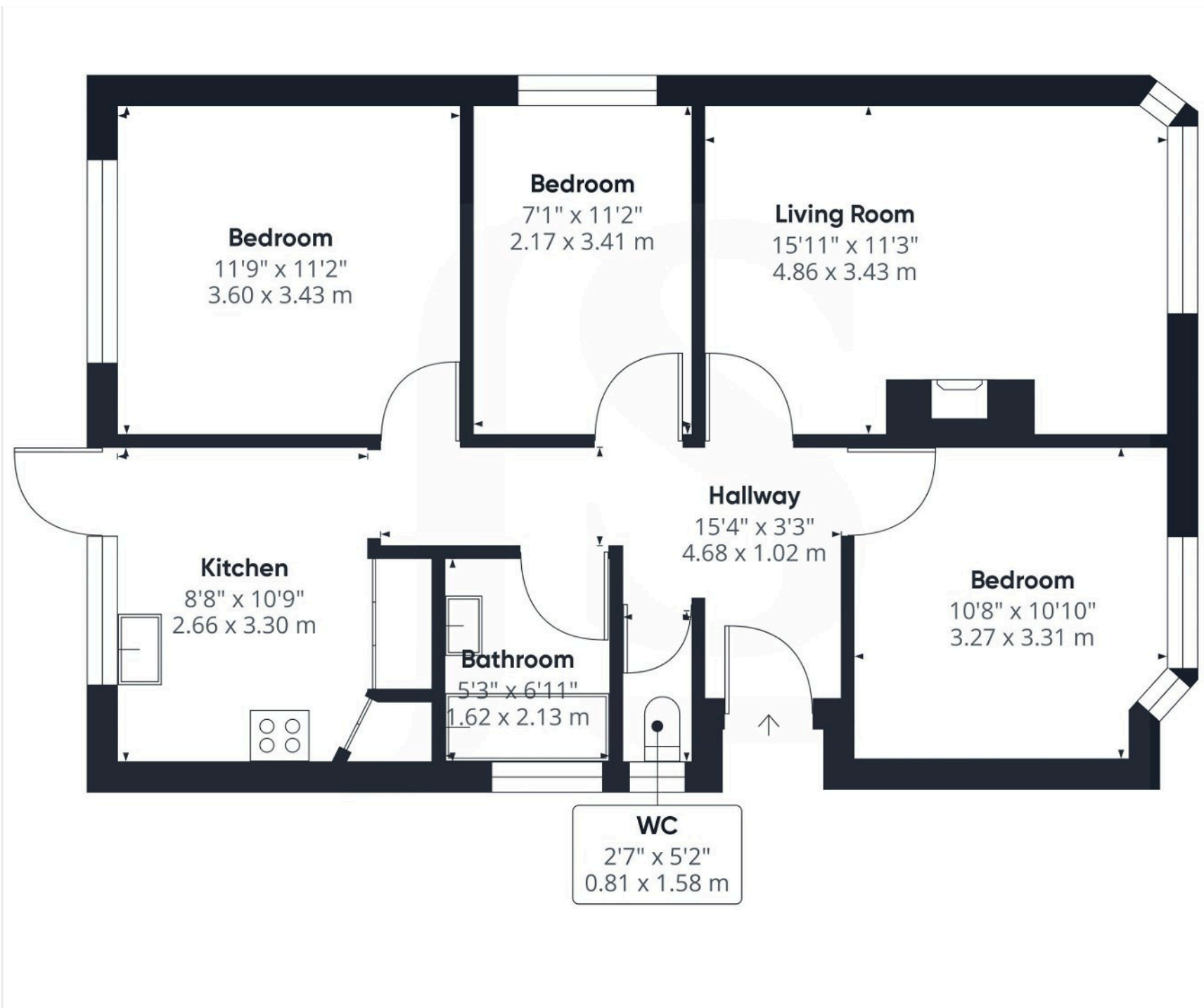
EXTERNAL

Externally, the front garden is mainly laid to paving and hardstanding providing off road parking with driveway leading down to the garage with up and over door. The rear garden has patio and lawn areas with personal door to the garage and gated side access.

SITUATED

Situated in a convenient location approximately half a mile from Lancing train station and Lancing village which offers a variety of amenities, shops and cafes. Monk's recreational ground is within walking distance and local schools are close by. The A27 and A259 are within ease of access making commuting to Worthing, Brighton or even London a breeze.





Approximate total area⁽¹⁾
752.14 ft²
69.88 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.