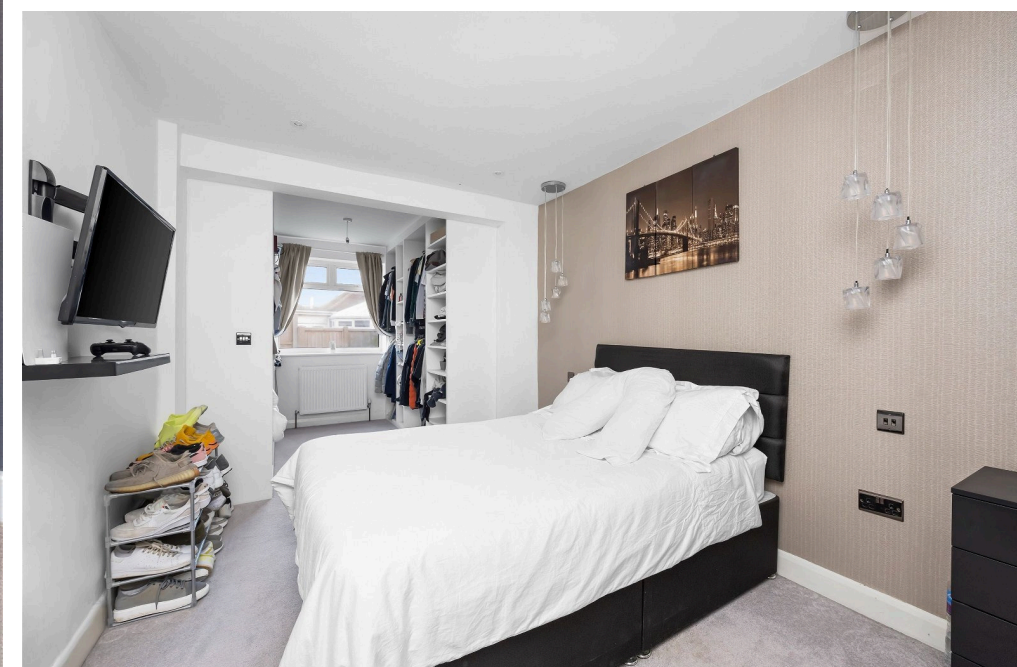




41 Hamilton Road, BN15 9NR

Offers Over £475000





An extremely well presented three bedroom semi-detached bungalow, with modern kitchen diner and family bathroom and also benefitting from off street parking. Viewing is highly recommended.



Key Features

- Semi-detached bungalow
- Beautifully presented
- Three double bedrooms
- West Facing Lounge
- Modern Kitchen Dining Room
- Separate utility room
- Modern Family Bathroom
- Off road parking
- Good school catchment area
- Walking distance to Lancing town centre



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The living room is to the front of the property and has a West facing bay window filling the room with natural light. The kitchen dining room is designed with an open-plan concept. Herringbone flooring is fitted throughout and benefits from integrated appliances, a stylish island, and marble countertops, a separate utility room, and sliding doors that lead to the garden. There are three double bedrooms serving the property, with one benefitting from a walk-in built in wardrobe. The modern bathroom features his and her sinks, a free-standing bathtub, and a large waterfall shower. It's a space where you can unwind and rejuvenate in style.

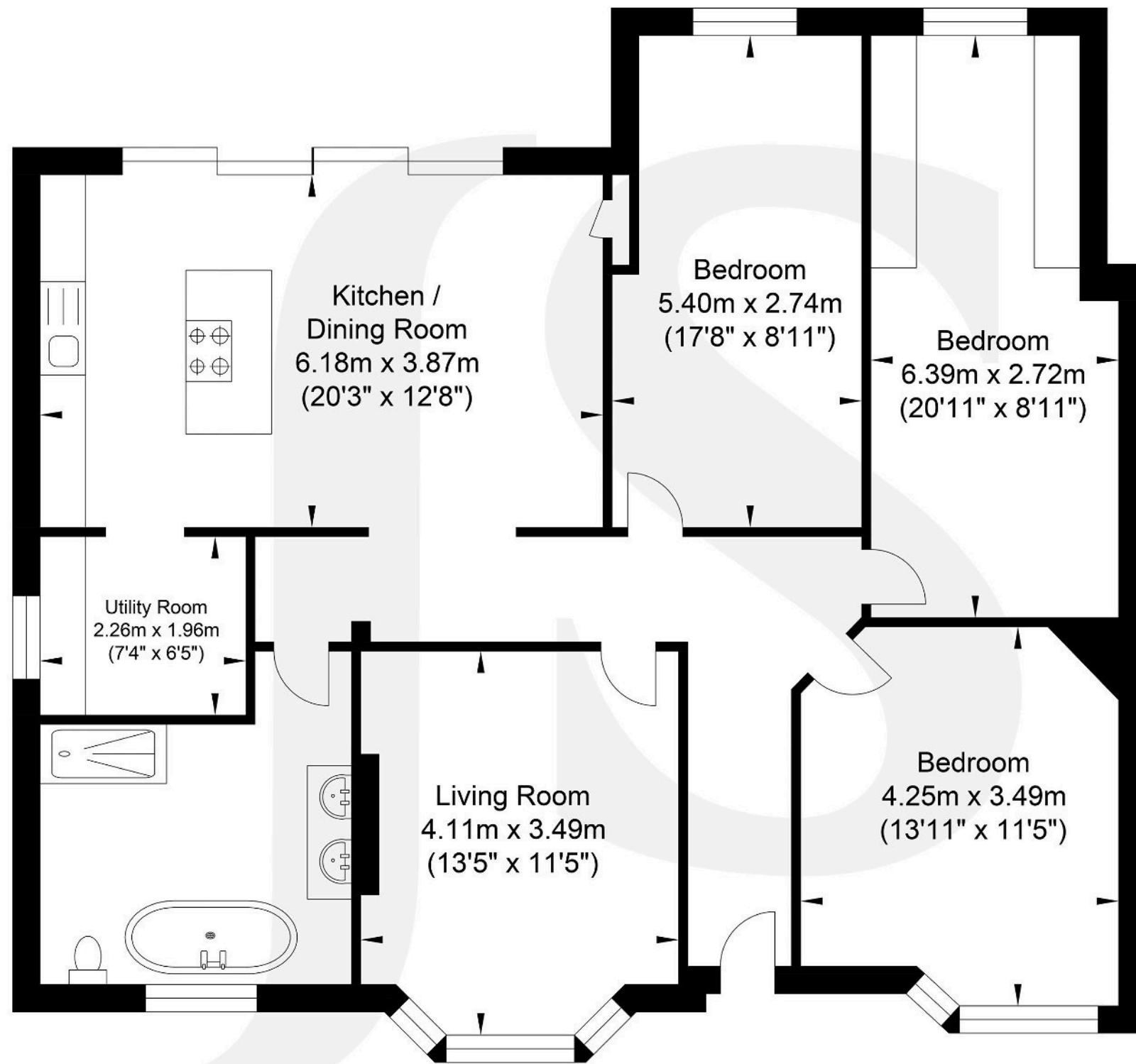
EXTERNAL

The front garden has been laid to block paving offering plenty of space for off road parking. The rear garden has a patio area with ample space for seating and barbecues, with a further part of the garden laid to artificial turf.

SITUATED

Hamilton Road is just under a mile from the Town Centre and Lancing Train Station where you can head to Worthing, Brighton or even London. If you need a bus then the nearest stop is just up the road. The A27 is also very close by, meaning that you have easy access to the whole of the south coast, Gatwick and even Heathrow.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(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.