



Russells Drive, Lancing, BN15 8BT
Offers Over £425,000





A detached bungalow with two double bedrooms, West facing living room, modern kitchen, and conservatory. The property also benefits from off road parking and garage, West facing rear garden and no on going chain.



Key Features

- Detached Bungalow
- Two Double Bedrooms
- West Facing Lounge
- Conservatory
- Modern Kitchen
- West Facing Garden
- Off Road Parking
- Garage
- Close To Local Amenities
- Chain Free



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens into the entrance hall that is laid with parquet flooring and has coats and airing cupboards. The generous sized living room room also benefits from the parquet flooring with a Westerly aspect looking onto the rear garden and provides access to the conservatory which is triple aspect and opens to the garden. The modern kitchen is dual aspect with fitted shutters and has a range of matching wall and base units, fitted worksurfaces, space and plumbing for washing machine, integrated gas hob and oven with extractor fan above, dual bowl sink and undercounter fridge and freezer. There is a double glazed door providing access to the side of the property.

There are two double bedrooms both benefitting from fitted wardrobes. The shower room has fully tiled walls and floor with shower cubicle and pedestal hand wash basin and there is also separate W.C with hand basin.

EXTERNAL

The front garden has been laid to block paving providing off road parking with a driveway leading to the garage and area laid to shingle with mature floral and shrub borders. The rear garden is West facing with patio seating area, artificial lawn and Timber shed. From the garden there is a door into the garage and gated side access to both sides of the bungalow. The garage has an up and over door and has power and light.

SITUATED

Russells Drive is short walk away from Lancing Village Centre, being approximately 0.25 miles away. with a range of shops, eateries, post office and mainline train station. Lancing Seafront and Beach Green is nearby approximately 0.5 miles from the property.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
899.11 ft²
83.53 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.

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.