



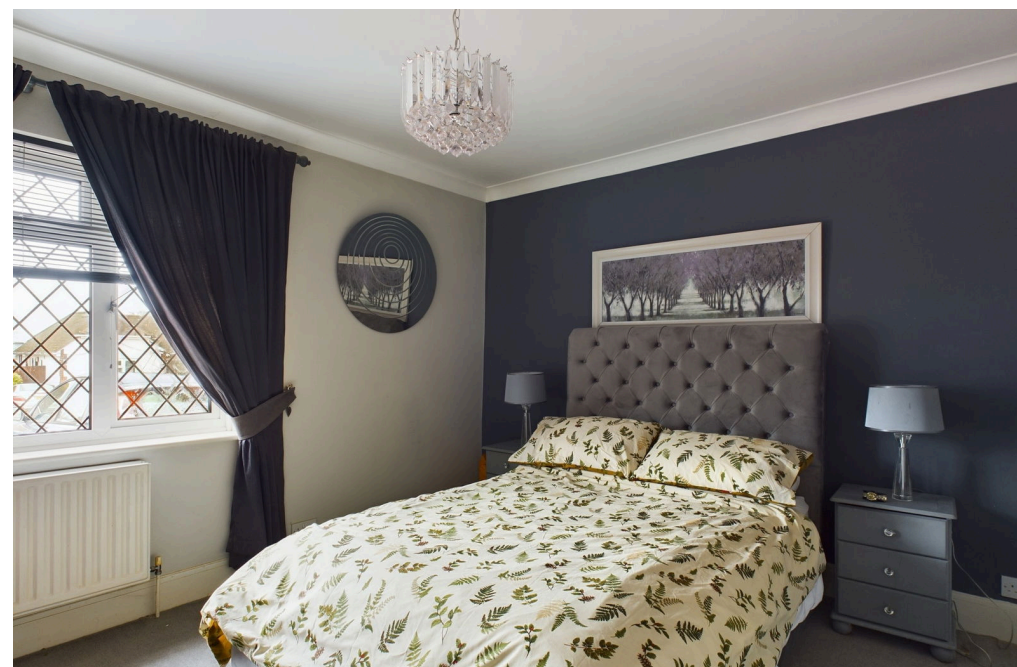
St. James Avenue, Lancing, West Sussex, BN15 0NN

Offers Over £425,000





A beautifully presented and wonderfully spacious three bedroom detached bungalow in this prime location of North Lancing. Providing generous living areas, modern fitted bathroom, westerly aspect rear garden and plenty of off road parking. Viewing is highly recommended.



Key Features

- Three Bedrooms
- Detached Bungalow
- Potential For Conversion (STNPC)
- Newly Fitted Bathroom
- Extended Sitting Room
- Westerly Aspect Garden
- Beautifully Presented
- Fantastic Location
- Off Road Parking
- Viewing Recommended



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property is approached via the front door leading into the porch area, perfect for hanging space for coats and shoes with a door out into the garden and a door into the internal hallway, with doors to all rooms. There are three generous sized bedrooms, one of which benefits from dual aspect. The bungalow benefits an extended sitting room being 24ft in length and providing an opening into the kitchen, keeping this room private from the sitting room but still retaining open plan and being spacious throughout. The kitchen benefits from freestanding range oven, space for fridge freezer and space and plumbing for washing machine. There is also an integrated dishwasher. The sitting room has a door leading out into the garden and benefits westerly aspect, recently the vendor also installed a further window to ensure this room is bright and airy. The newly fitted bathroom has been tastefully done and benefits bath with shower over and handheld attachment, sink inset vanity unit and low level concealed wc.

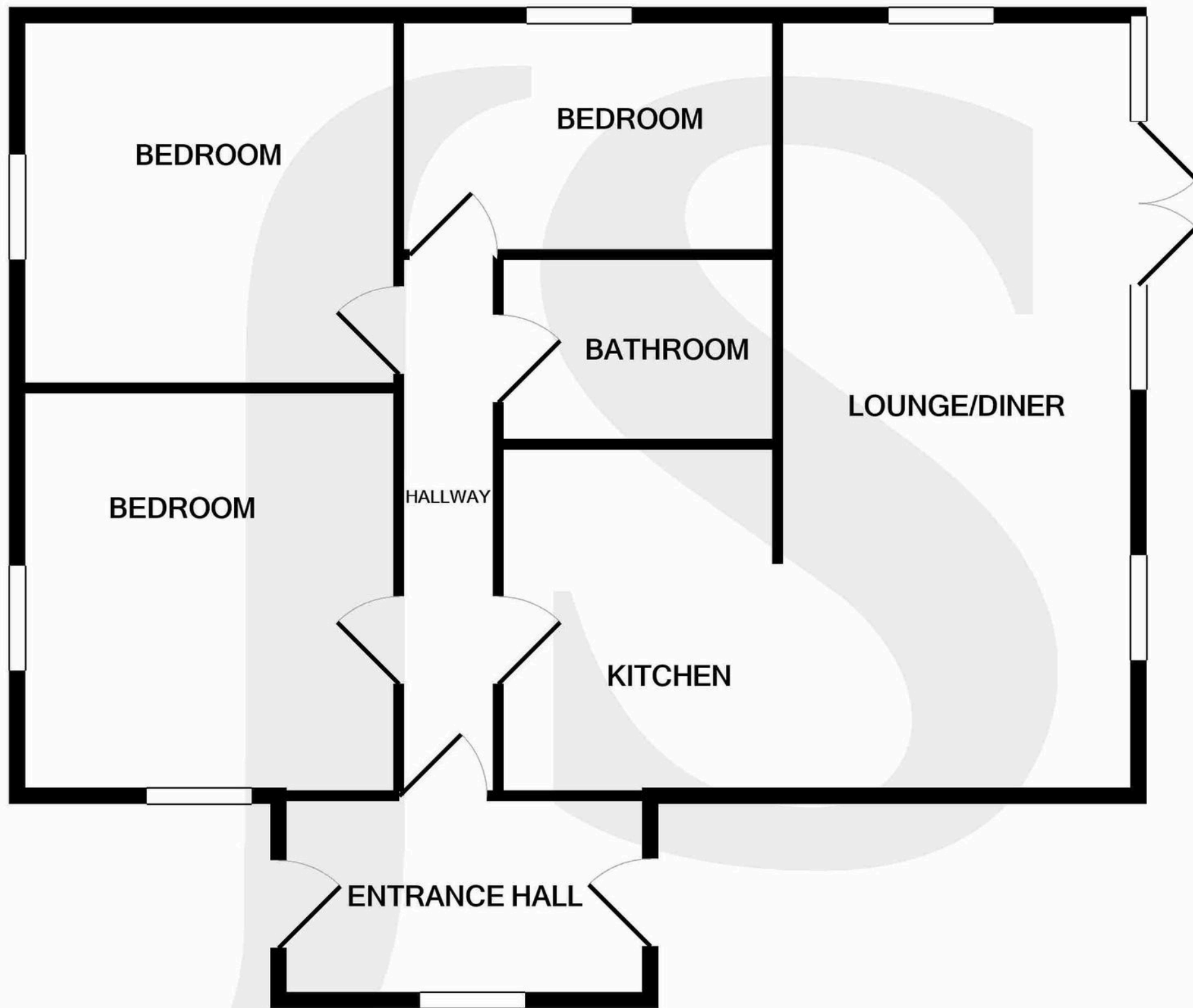
EXTERNAL

To the front, the property provides ample off road parking, being fence enclosed and providing privacy from mature shrubs. The rear garden benefits westerly aspect and is mainly laid to lawn with shed and patio area, suitable for table and chairs.

SITUATED

St James' Avenue is in one of the most sought after areas in North Lancing and is ideally situated close to both the South Downs National Park (where you can enjoy some lovely walks) and the A27 giving you access across the South Coast and towards the A23 leading to Gatwick airport and London.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: C

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.