



Leconfield Road, Lancing, BN15 9JB

£425,000





An exciting opportunity to acquire this three bedroom detached bungalow with opportunity to modernise/add your own stamp and being offered to the market chain free. Particular benefits include westerly aspect rear garden, three double bedrooms and conveniently located close to Lancing town/ train station.



# Key Features

- Three Bedrooms
- Detached Bungalow
- Convenient Location Close To Town And Station
- Generous Plot
- Opportunity To Modernise
- Chain Free
- Opportunity For Off Road Parking (Subject To Planning)
- Ground Floor Shower Room
- Convenient Location
- Close To Town, Shops And Stations



**3 Bedrooms**



**1 Bathroom**



**1 Reception Room**

## INTERNAL

The property is approached into the hallway with doors leading to all rooms within this one level bungalow. To the rear of the bungalow is a good sized southerly aspect lounge with opening into the kitchen. The kitchen offers dual aspect with a door leading into the garden and westerly aspect window overlooking the garden.

There are three good sized bedrooms and the bungalow offers versatile living accommodation with a variety of uses for each of the rooms. The family bathroom comprises bath, pedestal wash hand basin and wc.

The bungalow is in need of modernisation and is the perfect opportunity to add your own stamp or even extend/ convert subject to the applicable permissions.

## EXTERNAL

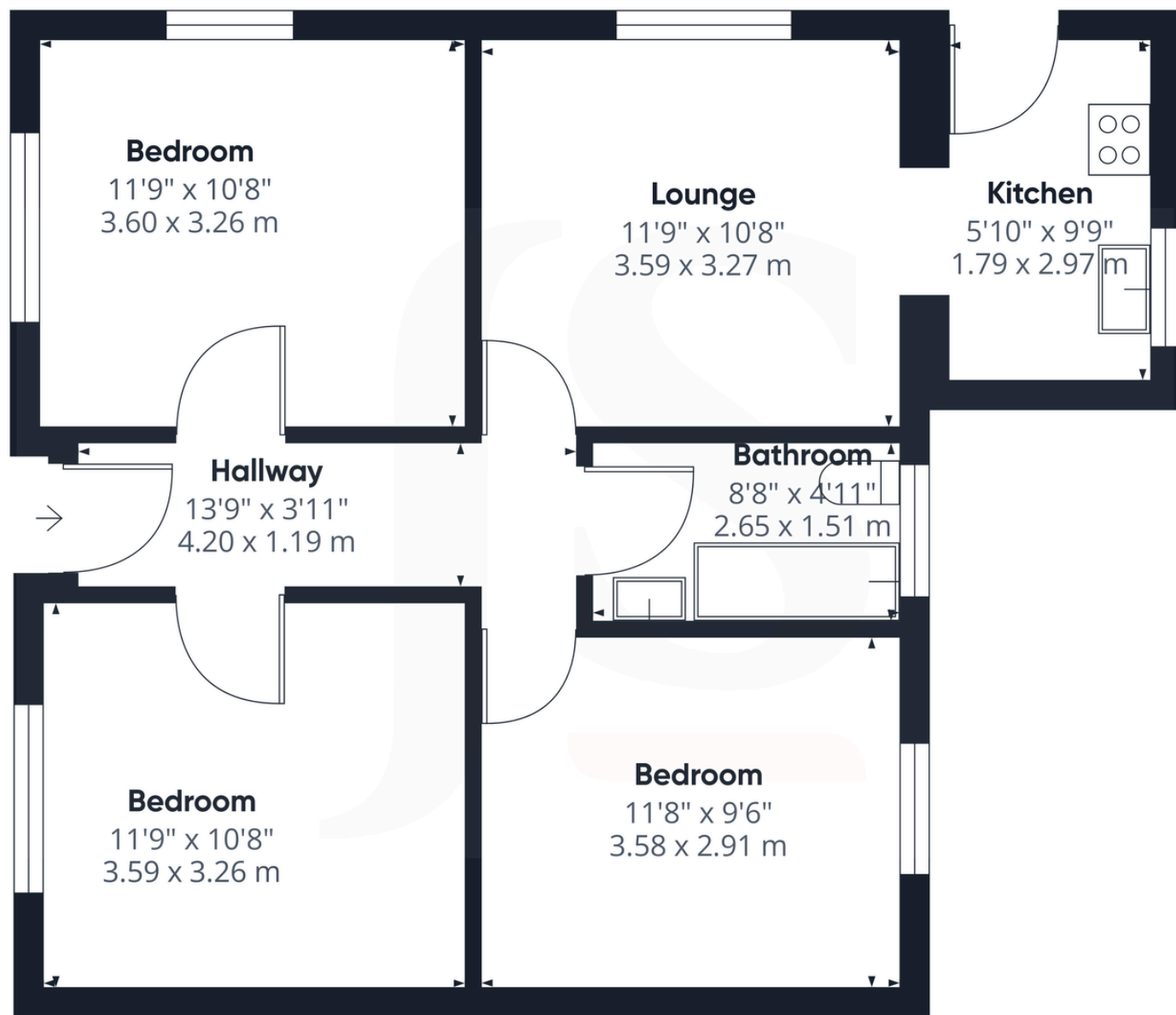
The front garden is wall enclosed with a gate and path leading to the front door. There is also side access, which subject to permissions could be off road parking. The rear garden is a generous proportion and benefits a sunny westerly aspect. Being mainly laid to lawn with mature fruit trees.

## SITUATED

Ideally located on the Lancing/Sompting border, within easy walking distance of Lancing village centre and mainline railway station along with Lancing beach and the ever popular "Perch" cafe/restaurant. A regular bus service passes along Sompting Road, providing easy access to surrounding areas.







Approximate total area<sup>1)</sup>  
660.37 ft<sup>2</sup>  
61.35 m<sup>2</sup>

(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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.