



Seventh Avenue, North Lancing, BN15 0PJ

Offers Over £375,000





A beautifully presented and well proportioned two bedroom semi detached bungalow being offered to the market chain free. Being well positioned, close to commuter links but also offering a short walk to the south downs national park, the property is conveniently located. Benefits include southerly aspect garden, modern fitted kitchen, sun room and beautiful gardens.



Key Features

- Two Double Bedrooms
- Semi Detached Bungalow
- Southerly Aspect Mature Garden
- Conservatory
- Good Condition Throughout
- Feature Front Garden
- Chain Free
- Convenient North Lancing Location



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The property is approached into the porch with a door giving access into the bright and airy hallway with doors leading to all rooms. The lounge benefits a feature fireplace with wooden surround. A modern fitted kitchen is situated to the rear of the bungalow and opens out directly into the conservatory. Benefitting a range of eye and base level units with integrated oven, hob and extractor over and space for washing machine and freestanding fridge/freezer. There are two double bedrooms, both offering ample space for furnishings. The bedrooms are then serviced by the family bathroom comprising bath with shower over, pedestal wash hand basin, low level wc. To the rear of the home is a conservatory with door out and overlooking the beautifully mature and landscaped garden.

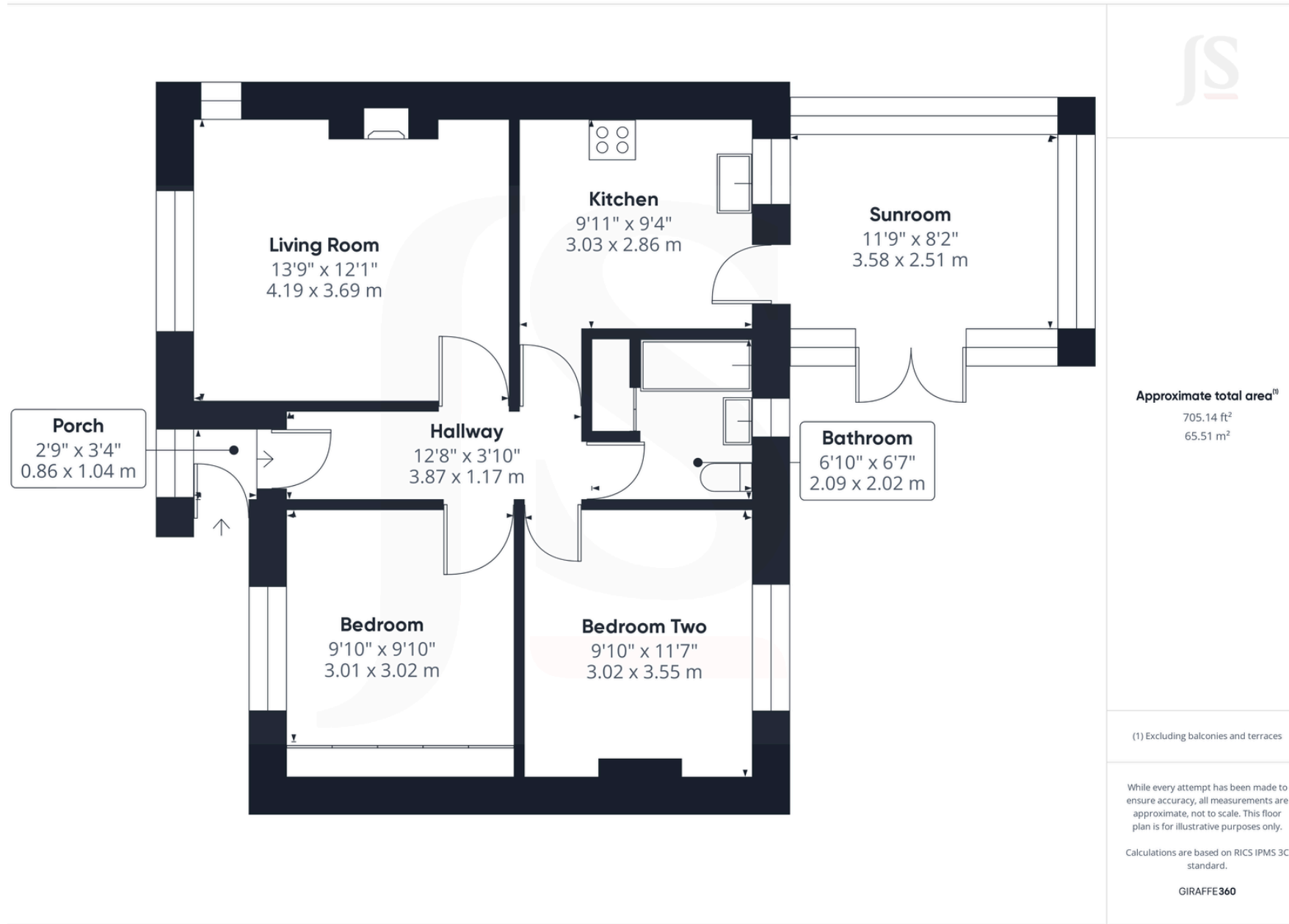
EXTERNAL

The gardens have been beautifully kept and maintained. To the front the property is laid to lawn with gated entrance and path leading to the front door. With a variety of flower beds, the garden pops with colour. The rear garden benefits a southerly sun trap rear garden being laid to lawn with feature patio area suitable for table and chairs and access to the garage at the rear of the garden.

SITUATED

Tucked away in Seventh Avenue the property is located in the ever popular North Lancing location and being close to the South Downs National Park, countryside walks are virtually on your doorstep. You are also minutes away from the A27 giving you access along the whole of the South Coast and north towards Gatwick Airport and London.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	86	
(69-80) C		
(55-68) D		
(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: 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.