



73 Manor Road | Lancing | West Sussex | BN15 0HG  
Offers In Excess Of **£600,000**





A deceptively spacious detached one level bungalow providing flexible living accommodation throughout. Particular benefits include three bedrooms and a sizeable self contained annex with private front door. South facing garden with outbuilding containing a bar and room suitable for a variety of uses.





## Key features:

- Three Bedroom Bungalow
- Self Contained Annex
- Income Potential
- Flexible Living Accomodation
- South Facing Garden
- Outbuilding
- Conservatory
- Two Bathrooms
- Off Road Parking
- Detached

 4 Bedrooms

 2 Bathrooms

 2 Living Room

**INTERNAL** The property is approached with a door leading into a large entrance hall/reception room with feature working open fireplace with a curved bay window and a door leading into the inner hallway with doors to bedrooms, shower room, and an opening into the sitting room. The master bed room is to the front of the bungalow and benefits curved bay window with freestanding mirrored wardrobes (which could be left subject to negotiation). The shower room is fully tiled with walk in shower cubicle with glass door, low level wc, sink inset vanity unit. Bedroom two is westerly aspect and also benefits fitted wardrobes. The dual aspect living room is a generous 20ft and benefits southerly aspect double doors into the conservatory. The rear of the bungalow has been extended to incorporate a beautifully finished kitchen with an opening into the conservatory, being used as a dining room and both benefit doors out into the garden. The conservatory is dual aspect and the kitchen benefits a range of eye and base level gloss units with integrated double oven, space for washing machine and integrated dishwasher.

Additionally, there is a fully self contained annex which can be accessed through the bungalow from the inner hallway, or externally through its own front door. This part of the bungalow could be incorporated into the bungalow to provide more bedrooms/receptions or would be perfect space. As it currently stands, the annex comprises bedroom with built in wardrobes, lounge/kitchen area and a modern fitted shower room.

**EXTERNAL** To the front is off road parking suitable for several vehicles with large hedge border offering privacy. Side gate and wall lead to rear garden. The rear garden is mainly laid to lawn, with sun trap patio area directly outside the double doors and slabs lead you down the garden and to the outbuilding. The outbuilding currently hosts a bar and separate storage room, but this could be a home office/gym and such like.

**SITUATED** Manor Road 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



# Manor Road



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## Property Details:

Floor Area: 1,733 sq ft (161 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band

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.