



15 Kings Close | Lancing | West Sussex | BN15 8DB

Offers In Region Of **£400,000**

**JS**  
living property  
jacobs | Steel



A two/three bedroom semi detached bungalow in this convenient location close to the beach and village centre. Providing off road parking to the front, westerly aspect rear garden, generous westerly aspect conservatory and flexible living accommodation throughout. Viewing comes highly recommended.



## Key features:

- Two/Three Bedroom
- Semi Detached Bungalow
- One/Two Reception Rooms
- Generous Orangery
- Separate Kitchen
- Off Road Parking
- 15ft hallway
- Westerly Aspect Garden
- Close To Beach
- Detached Bungalow

 3 Bedrooms

 1 Bathrooms

 2 Living Room

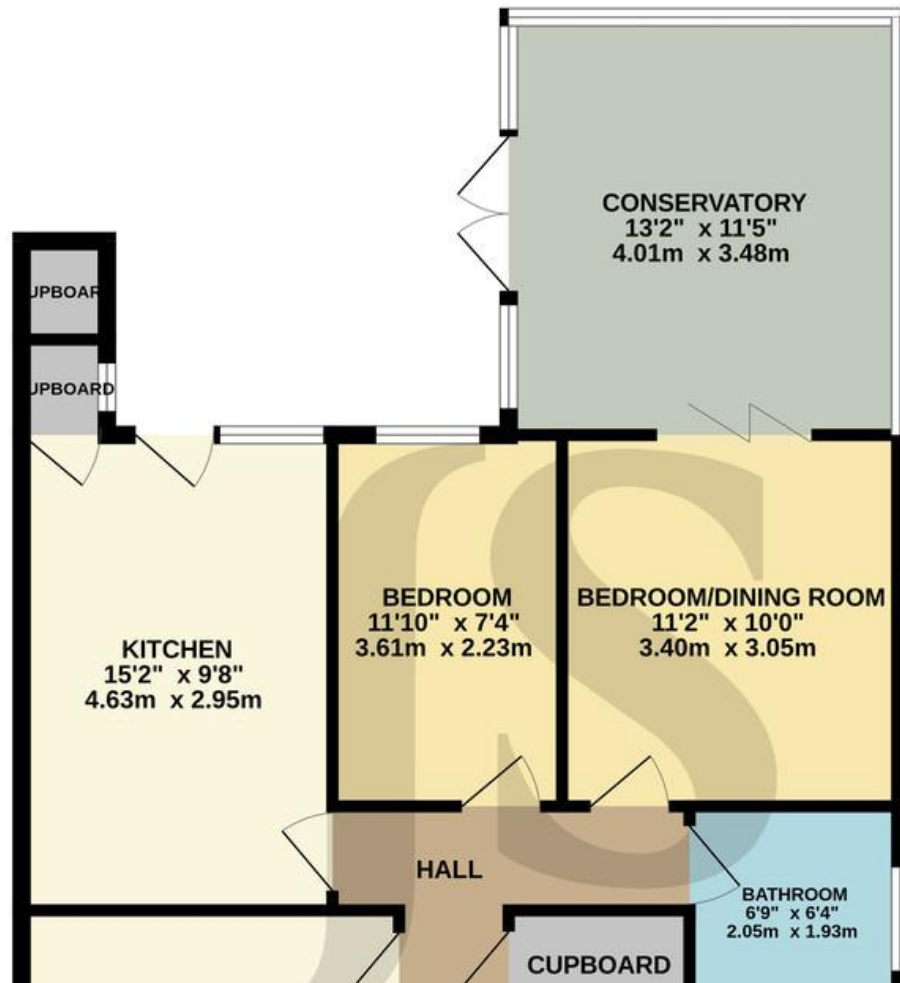
**INTERNAL** The property is entered and immediately you are greeted by a good sized T shape hallway being 15ft 9 in length and having doors to all rooms. The sitting room is a well presented room with feature fireplace and part bay window being easterly aspect. The kitchen breakfast room is just behind the lounge and backs onto the garden, with a door and window westerly aspect. Providing a range of eye and base level units and space for a freestanding fridge freezer, under counter freezer and space and plumbing for a washing machine. There is also a good sized larder cupboard for additional storage. Providing a built in double oven and hob with extractor over. There are two good sized bedrooms, the master is situated to the front of the bungalow and the second bedroom overlooks the garden. There is also possibility for the current dining room to become a third bedroom should this be required. From this room sliding doors lead you into a generous orangery benefiting westerly aspect with double doors out into the garden. The bathroom is a modern white suite comprising a P shaped bath with shower over, sink inset vanity unit and wc.

**EXTERNAL** To the front of the property is a hardstanding garden being low maintenance with off road parking for a vehicle. There is also access to a detached garage and side access to the rear garden. The rear garden is a feature wrap around garden with area suitable for vegetables and enjoys the late sun in the summer months.

**SITUATED** Kings Close is located within walking distance of the train station and local Lancing shops. It falls into the catchment area for the popular Seaside Primary school and offers easy access to the local bus stops, serving Worthing, Brighton and surrounding areas.



## GROUND FLOOR



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## Property Details:

Floor Area: () – 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.