



Carnforth Road | Lancing | West Sussex | BN15 9TQ

Offers In Excess Of **£400,000**





A beautifully presented two double bedroom semi detached one level bungalow in the ever popular and sought after Carnforth Road. Offering generous proportions throughout and being in very well presented condition, having a separate detached garage with off road parking, viewing is a must.



Key features:

- Two Double Bedroom
- Semi Detached Bungalow
- Off Road Parking
- Separate Garage
- Beautifully Presented
- Orangery/Garden Room
- Separate WC
- No Onward Chain
- Viewing By Appointment
- Walking Distance To Shops And Mainline

 2 Bedrooms

 1 Bathroom

 1 Living Room

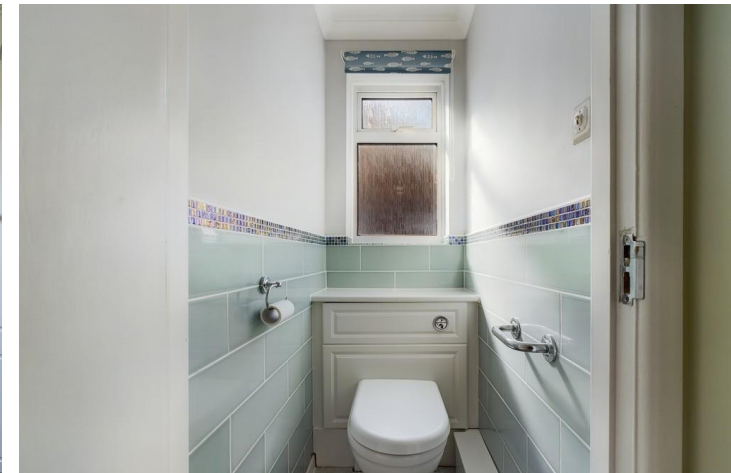
INTERNAL The property is approached via a ramp leading up to the front door giving access into the porch, suitable for hanging coats and shoes. Upon entry through another door giving access into the 19ft hallway with doors to all rooms. To the front of the bungalow is a generously proportioned lounge with bay fronted window and feature fire surround. The kitchen is situated to the rear of the bungalow being dual aspect and providing a trendy kitchen with a range of eye and base level units, integrated under counter fridge with a space for under counter freezer and washing machine. A door then gives access out into the orangery/garden room, which is suitable for dining table and chairs with a door giving access to the garden. Bedroom one is to the rear of the bungalow providing views over the garden and a wall to wall fitted wardrobe and dressing area. Bedroom two is to the front of the bungalow, being dual aspect and having space for a double bed. The wet room benefits separate wc and a door leading into the wet room with shower and wall mounted sink.

NB - the fire in the lounge is currently not working and requires a

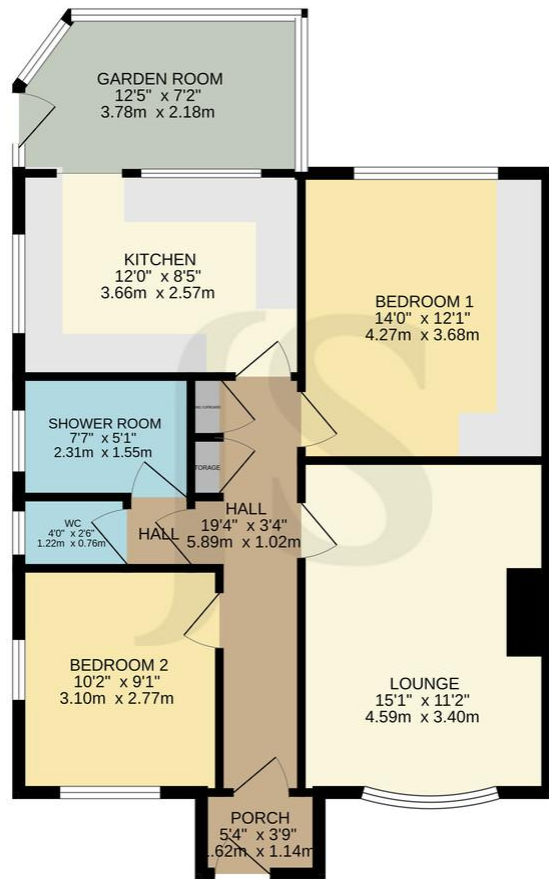
buyer to further investigate should they wish for the use.

EXTERNAL To the front of the property is mainly laid to lawn with off road parking and side gate. Side access leads up to the detached garage with up and over door

SITUATED In the popular area of Sompting Village. Local shops can be found nearby on Test Road, Cokeham Road and Bowness Avenue. Lancing High Street is approximately 0.9 mile from the property and has a range of shops, bakeries, and a post office. Brooklands pleasure park with play area and lake is located approximately 0.5 miles away and continuing down this road you will find yourself on Lancing beach. Local nurseries and schools can be found nearby and you will fall within the catchment area for Sompting Village Primary School and Sir Robert Woodard Academy. The Ball Tree doctors surgery is located approximately 0.6 miles away on Western Road North. Your nearest train station is Lancing and is approximately 0.9 miles away. Your local bus route can be found nearby on Western Road.

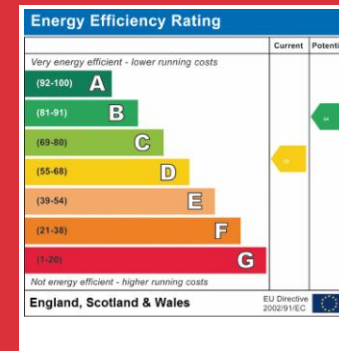


GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.



Property Details:

Floor Area: (72m²) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C