



26 Burnside Crescent | Lancing | West Sussex | BN15 9TJ

Offers In Excess Of **£400,000**



A beautifully presented two bedroom one level semi detached bungalow in the ever popular location of Burnside Crescent. Offering off road parking with newly laid drive, orangery/sunroom, generously proportioned south facing garden, outbuilding/Home Office suitable for a variety of uses with utility area in Garage conversion.



Key features:

- Semi Detached Bungalow
- Newly Laid Driveway
- South Facing Garden
- Self-contained home office, with WC
- Orangery/Sun Room
- Beautifully Presented Throughout
- Popular Location
- Modern Fitted Kitchen
- Viewings Highly Recommended
- Double Glazed Throughout

 2 Bedrooms

 1 Bathrooms

 1 Living Room

INTERNAL

The property is beautifully presented throughout where real care and love has made this a wonderful home for the current owners and comprises the following:

Generous hallway providing storage and doors to all rooms. The lounge is situated to the rear of the bungalow being cosy and southerly aspect opening up into the orangery/sun loggia.

Benefitting a wall mounted electric feature flame effect fire and sliding doors. The orangery/sun room benefits a southerly aspect with a door out directly into the garden, this room is currently being utilised as a dining room with ample room for furniture. The kitchen is modern with white gloss units providing base and eye level units, integrated appliances and feature turquoise splashbacks, also benefitting from a door out to the side of the property. There are two double bedrooms, both of which benefit feature walls and being beautifully presented throughout with space for furniture. The shower room benefits low level wc, bidet, sink and walk in shower.

EXTERNAL

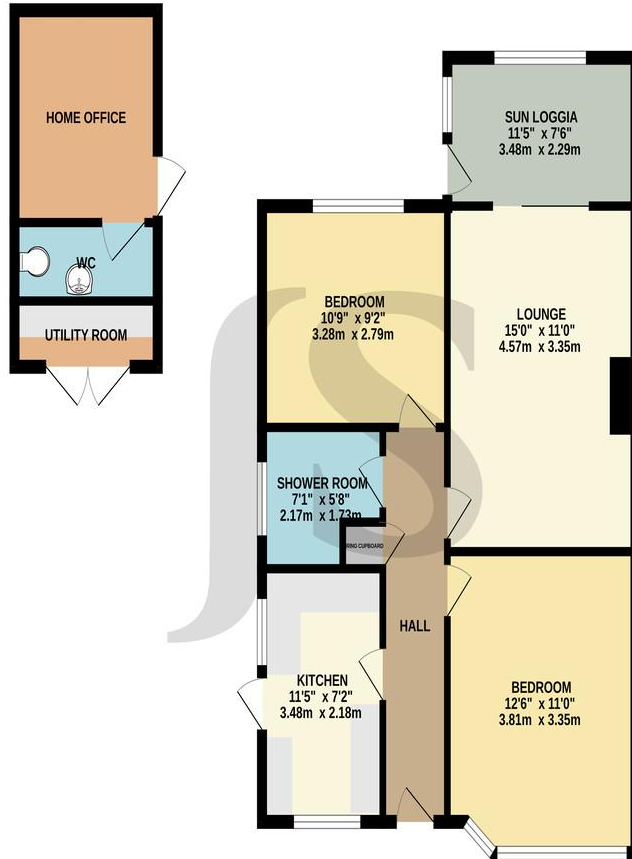
To the front is a newly laid driveway providing off road parking for ample vehicles and side gates to the rear garden provide privacy and security. The drive leads down to the outbuilding/Home office, formerly garage. The current vendors have converted this space to a utility area, and home office with its own WC. The perfect space if a home office is required, gym or other working space. The garden is southerly aspect and a real sun trap, perfect for alfresco dining. The garden is mainly laid to lawn being fence enclosed. There is an area beyond the fence which is owned by the property, the vendors cornered this off for lower maintenance.

SITUATED

Lancing village centre is closeby and provides a range of shopping facilities, health centre, library and mainline railway station. The area is served with schools and recreational facilities, whilst buses serve the surrounding districts. You are also within 1 mile to the beach.



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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Property Details:

Floor Area: () – Floor area is quoted from the 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.