



Crabtree Lane, Lancing, West Sussex, BN15 9PF

Offers Over £375,000





A beautifully presented two bedroom semi detached bungalow being offered to the market in this convenient location within walking distance to the town centre and train station. Benefits include off road parking, garage and southerly aspect rear garden. Chain free



## Key Features

- Two Double Bedrooms
- Semi Detached Bungalow
- South Facing Garden
- Garage
- Off Road Parking
- Chain Free
- Perfect Downsize
- Modern Fitted Throughout



**2 Bedrooms**



**1 Bathroom**



**1 Reception Room**

### INTERNAL

As you enter into this generous and well presented bungalow, you are immediately greeted by a bright and open hall that has doors, which leads into each room of the property.

The property hosts two double bedrooms, one of which is located on the first left as you walk into the property and hosts a generous amount of floor space for additional furniture. The second bedroom is at the rear of the property has benefits from a southerly aspect with views over the garden. The lounge is a generous size, and has been neutrally decorated, featuring stylish matt grey stand up radiator in the corner of the room. Across the hall is a modern fitted shower room which has been tiled floor to ceiling and hosts a gloss white WC, hand wash basin with convenient vanity surround, walk in shower cubicle and chrome heated towel rail. The kitchen has been fitted with classy beige coloured units and hosts space for a freestanding, undercounter fridge, washing machine and space for a freestanding dishwasher. Not to mention the integrated electric hob and oven with over head extractor hood as well as access directly into the rear garden or down the side of the property to the garage.

Additionally the property could be an ideal project to convert the loft/extend subject to the necessary planning consents.

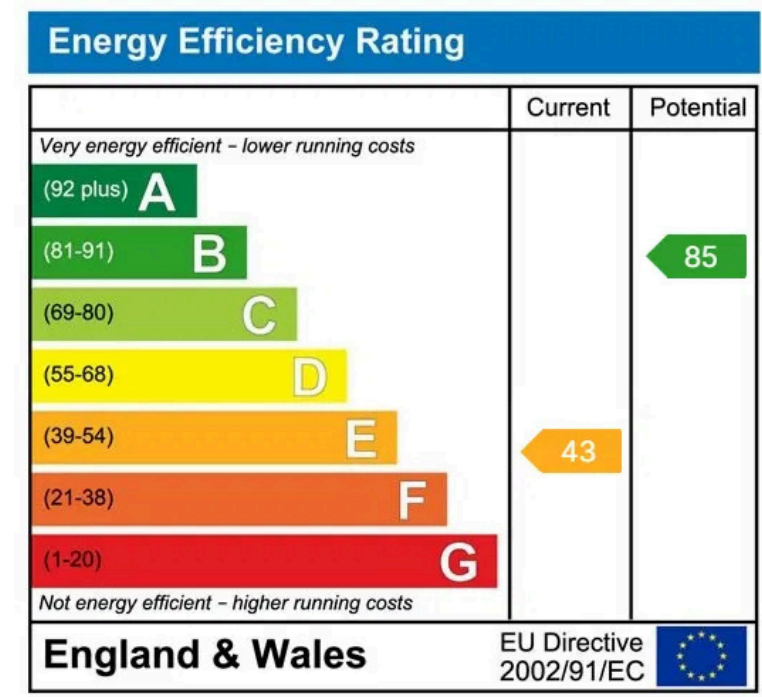
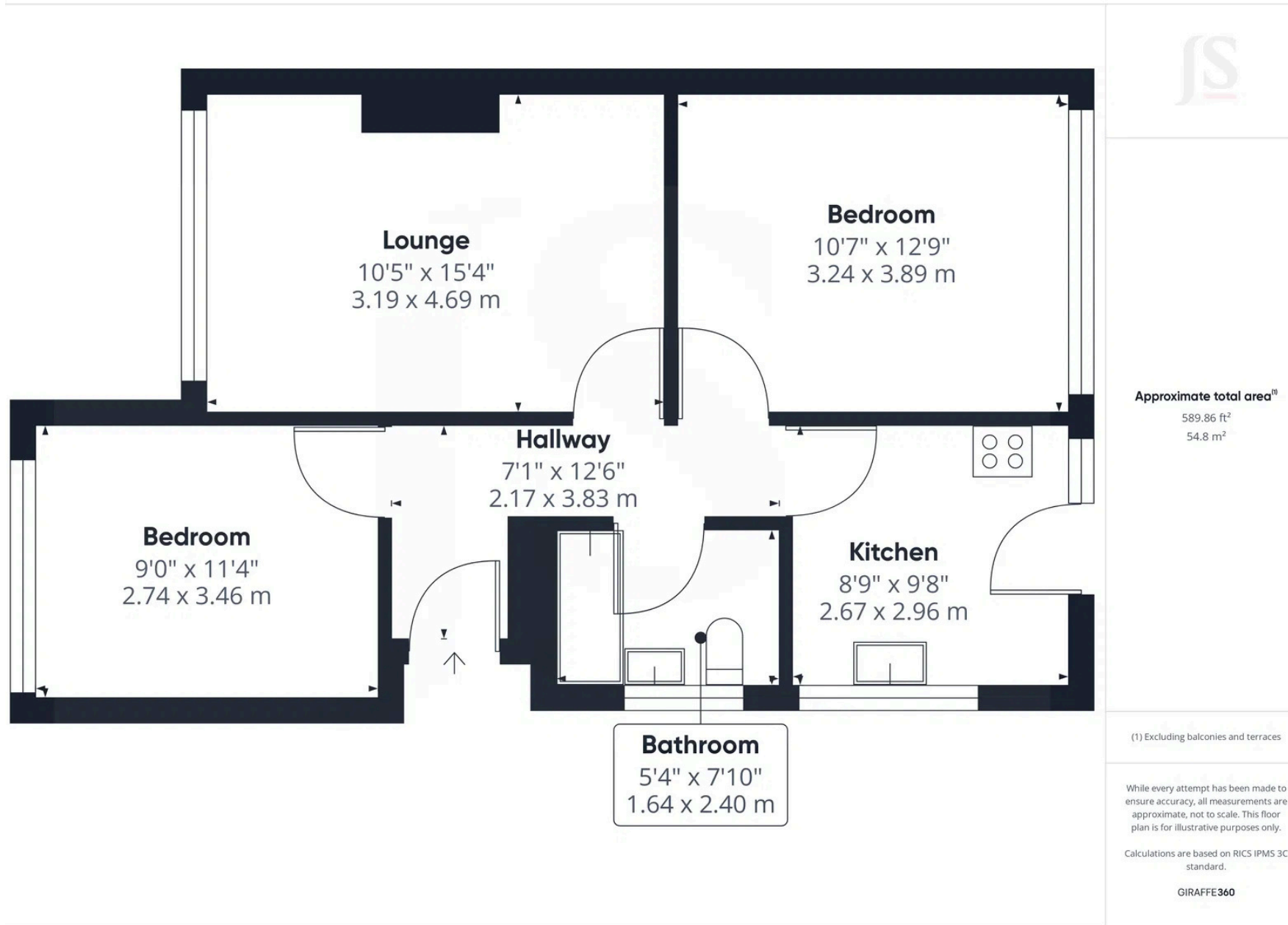
### EXTERNAL

The front is mainly laid to lawn with block paving suitable for off road parking and leading to the garage, with up and over door. The rear garden is laid to lawn and benefits a sunny southerly aspect with mature shrubs providing privacy.

### SITUATED

Crabtree Lane is just over half a mile from the train station in the heart of Lancing, so getting to Worthing, Brighton or even London is simple. The A27 is even closer still, giving you easy access by car to the whole of the south coast.





## 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.