



Cowley Drive, Lancing, BN15 8DJ

Offers Over £300,000





A semi-detached home in a popular residential area with west facing garden, two double bedrooms, lounge, kitchen dining room and garage. The property is well situated for the beach, amenities and schools.



Key Features

- Semi-Detached House
- Two Double Bedrooms
- Lounge
- Kitchen Dining Room
- Family Bathroom
- West Facing Garden
- Garage
- Close to Beach & Park



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

The front door opens into a porch area with space for coats and shoes, this leads straight into the lounge with window to the front and feature fire place. An opening takes you through to the kitchen dining room, with space for dining table and chairs, a built in storage cupboard, stairs to the first floor with cupboard beneath and double doors leading to the rear garden. The kitchen has a range of matching wall and base units with fitted worksurface incorporating a breakfast bar, gas hob with with concealed extractor above and oven beneath, with space and plumbing for washing machine. On the first floor there are two double bedrooms both benefitting from being dual aspect, the primary bedroom is a generous size spanning the width of the property and has a built in storage cupboard. The landing area is a good size with airing cupboard and loft hatch and the family bathroom comprises a panel enclosed bath with mixer and shower over, button flush W.C and pedestal hand wash basin.

EXTERNAL

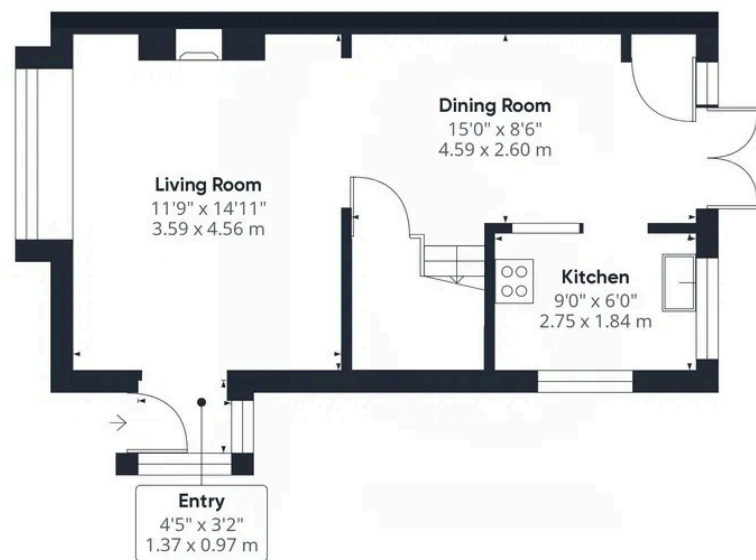
To the front of the property is a lawned area, path to front door and gated side access to the rear garden. The rear garden benefits from being west facing and laid mainly to lawn with patio area and timber shed.

The garage can be found in the near by compound.

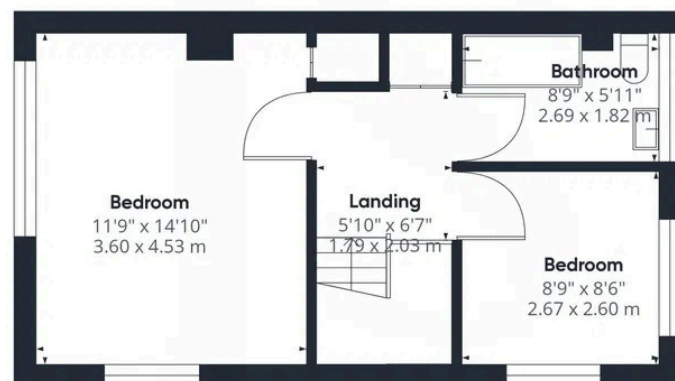
SITUATED

This home is perfectly situated in the catchment area for Seaside Primary School and is walking distance from the local park, The beach, Lancing's mainline train station and Lancing Village is nearby approximately half a mile away.





Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
773.19 ft²
71.83 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Approximate total area⁽¹⁾
132.72 ft²
12.33 m²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.