



Kings Close, Lancing, BN15 8DB
Offers Over £375,000



A three bedroom semi-detached bungalow with west facing garden, off road parking and garage, within easy access of train station, amenities and beachfront.



Key Features

- Semi Detached Bungalow
- Three Bedrooms
- Bay Fronted Lounge
- Kitchen
- Conservatory
- Bathroom
- Driveway & Garage
- West Facing Garden



3 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

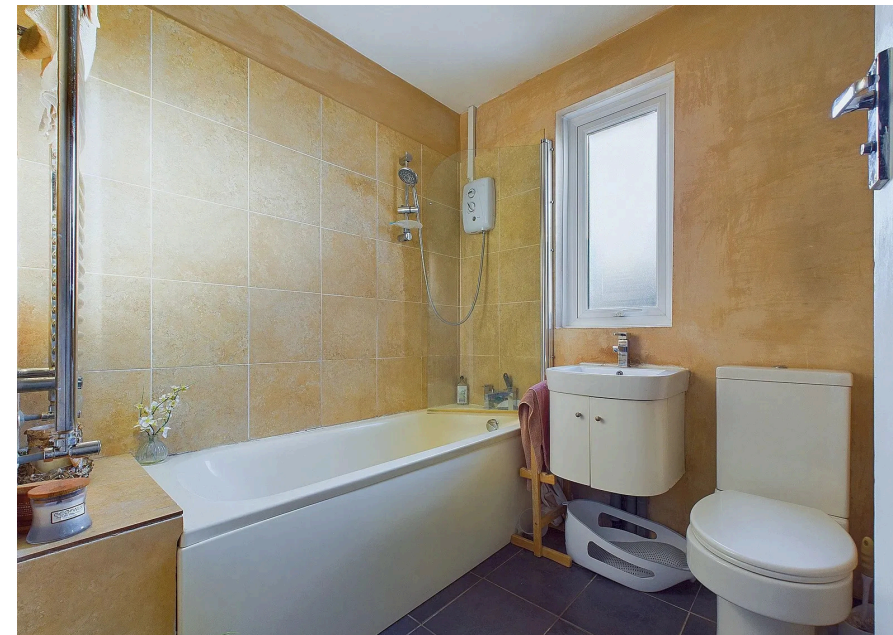
The front door opens to the entrance hall with storage cupboard and doors leading to all rooms. The lounge has a bay window looking out on the front garden. The kitchen has a range of wall and base units with fitted worksurfaces, space and plumbing for washing, fridge freezer and cooker, from the kitchen is the conservatory providing additional space for table and chairs and also benefits from a storage cupboard. There are three double bedrooms and a family bathroom comprising a panel enclosed bath with shower over, hand wash basin with storage cupboard beneath and button flush W.C.

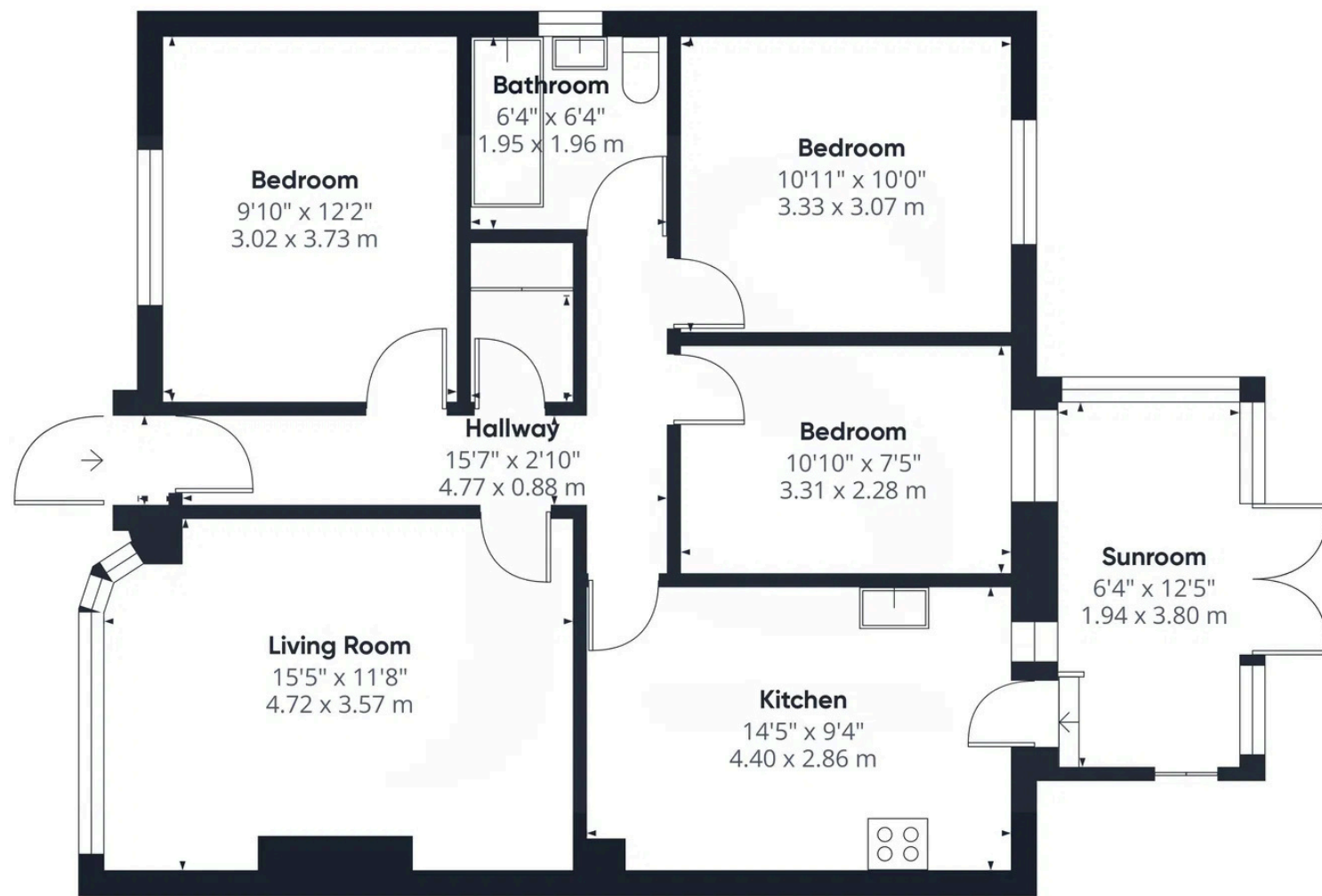
EXTERNAL

The front garden is predominantly laid to lawn with path to front door and gated driveway providing off road parking leading to the garage that has up and over door, power and light and side door into the rear garden. The rear garden is west facing and patio and lawn areas and timber outbuilding with power.

SITUATED

Kings Close is short walk away from Lancing Village Centre, within half a mile away. with a range of shops, eateries, post office and mainline train station. Lancing Seafront and Beach Green is nearby just over half a mile from the property.





Floor 0 Building 1



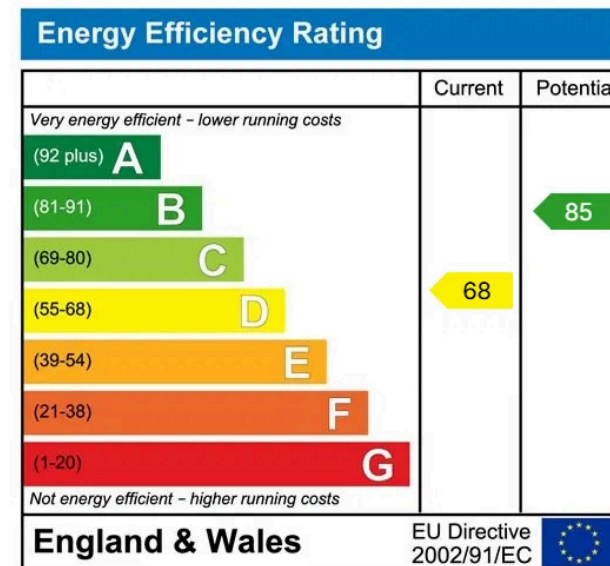
Approximate total area⁽¹⁾
834.75 ft²
77.55 m²

(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.

GIRAFFE360



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.