



Penleigh Close, Lancing, BN15 8EP
Offers Over £400,000



A generously proportioned two bedroom detached bungalow in this secluded cul de sac location, within close proximity to the town and beach. Being offered to the market chain free, this home benefits dual aspect rooms, garage, off road parking and being neutral throughout.



Key Features

- Detached Bungalow
- Two Double Bedrooms
- Dual Aspect Living Room
- Neutral Kitchen And Bathroom
- Cul-De-Sac Location
- Driveway & Garage
- Close to Beach
- Walking Distance To Amenities
- Chain Free



2 Bedrooms



1 Bathroom



1 Reception Room

INTERNAL

Entry is via a storm porch with space for shoes and front door opening into the entrance hall with doors leading to all rooms and a number of storage cupboards being L shaped and bright. the generous sized living room is dual aspect with southerly and westerly facing windows and offers space additional furnishings such as a dining table.

The kitchen has a range of wall and base units with fitted worksurfaces, ceramic hob with extractor fan above and oven beneath and space for further appliances, benefitting a dual aspect windows and door opening to the rear garden. There are two double bedrooms and a family bathroom that comprises a panel enclosed bath with shower over and vanity unit incorporating hand wash basin, button flush W.C and storage cupboards.

EXTERNAL

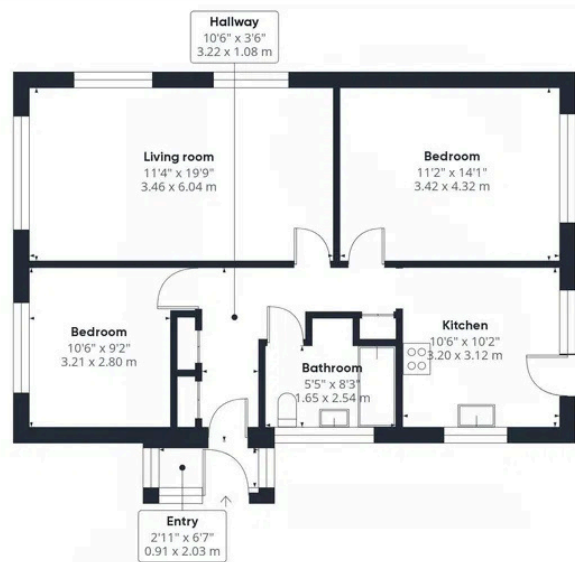
The front garden is laid to lawn with driveway to the side providing off road parking leading to the garage which has an up and over door, power and light and side door to the rear garden.

The rear garden is mainly laid to lawn with patio and decked areas and timber shed, with gated side access to the driveway.

SITUATED

Situated just off of Ingleside Crescent (the beach end) is this quiet and private cul-de-sac location, within walking distance to Lancing Town Centre and is roughly 1/4 mile from the mainline train station with direct routes to Worthing, Brighton, London, Portsmouth and Southampton. The property also has access to the A27 and local bus routes giving easy routes to the whole of the south coast.





Floor 0 Building 1



Floor 0 Building 2



Approximate total area[®]
897.92 ft²
83.42 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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: D

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.