



99 Berriedale Drive | Lancing | West Sussex | BN15 0LD
Offers In Excess Of **£425,000**





A very well presented extended and DETACHED two double bedroom bungalow with ample off road parking, single GARAGE and Westerly aspect rear garden. With further POTENTIAL TO CONVERT into the loft, subject to necessary planning consents, viewing is a must.



Key features:

- Detached Bungalow
- Two Double Bedrooms
- Extended Kitchen/Breakfast Room
- Westerly Aspect Garden
- Off Road Parking For Ample Vehicles
- Garage
- Westerly Aspect Sitting Room
- Well Proportioned And Spacious

Location

- Potential For Loft Conversion (STNC)



2 Bedrooms



1 Bathrooms



1 Living Room

INTERNAL The property is accessed via the front door, leading a deceptively spacious hallway, with marble flooring and doors leading to all rooms. There is also a door giving access to a good sized storage cupboard. The sitting room, benefitting from dual aspect but predominantly westerly aspect with double doors leading out onto the sun trap rear garden, this room is generous in proportion being 19ft2. Bedrooms one and two are both double rooms and are easterly aspect both with built in fitted wardrobes. Entering the shower room, this room benefits southerly aspect with walk in glass shower cubicle, fully tiled walls, inset sink in vanity unit with cupboards and shelving below. The loft is accessed via this room via loft hatch, which we believe to be part boarded.

The kitchen/breakfast room is a particular feature of this home, being heavily extended and dual aspect, its the perfect family living space/entertaining space. This room is predominately southerly aspect with a door giving access out onto the garden.

The kitchen has a range of eye and base level units with space for a washing machine and freestanding fridge freezer. There is an

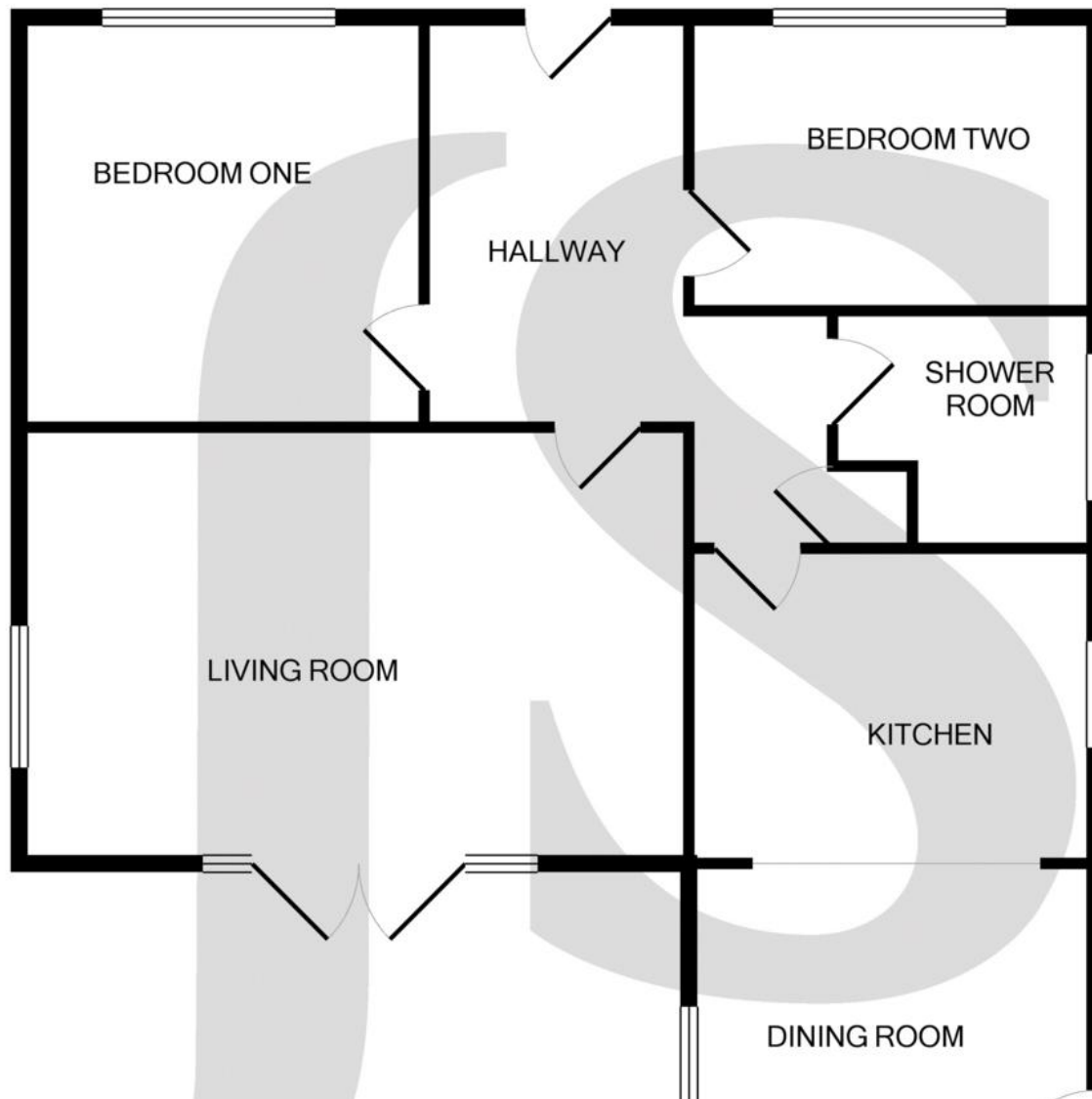
integrated oven with integrated hob above.

EXTERNAL The front garden is mainly laid to astro turf with brick paving path leading to the front door. Providing off road parking for approximately two vehicles and having access to the garage via an up and over door. The rear garden is a sun trap rear garden, being Westerly aspect but also benefitting the southerly aspect being brick paved and mainly laid to shingle with feature flower beds and mature shrub and tree borders. There is a feature pond and access to the garage via a rear upvc door. There is side access via each side of the property to the front.

SITUATED Berriedale Drive is located in Sompting and offers easy access to the A27 serving both Worthing and Brighton. Local shops are within walking distance of the property and a short drive sits the Lancing high street and Lancing train station giving access to London in under an hour.

COUNCIL TAX BAND D





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Property Details:

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