



Lancing Park, Lancing, **BN15 8RF**
Offers Over £475,000



A well proportioned detached chalet home with four double bedrooms, two bathrooms, south facing garden and double garage. Located in a quiet cul-de-sac and sought-after area with easy access to amenities and the seafront. Being offered with no onward chain



Key Features

- Detached Chalet Bungalow
- Four Double Bedrooms
- Two Bathrooms
- Dual Aspect Lounge
- Bright and airy kitchen
- Sun Room
- Off Road Parking
- Double Garage
- South Facing Garden
- Close To Beach and amenities



4 Bedrooms



2 Bathrooms



1 Reception Room

INTERNAL

The front door opens into the entrance hall with doors to all ground floor rooms and stairs lead up to the first floor landing. The generously size lounge is dual aspect with doors leading into the sun room. A bright and airy kitchen is fitted with a range of wall and base units with worksurfaces, space and plumbing for dishwasher and washing machine, under counter fridge and cooker. The sun room is located at the rear of the property being accessed from the lounge and kitchen. There are two double bedrooms on the ground floor one benefiting from fitted wardrobes. Completing the ground floor accommodation is the family bathroom comprising panel enclosed bath, hand wash basin and W.C. On the first floor there are a further two double bedrooms and a shower room with wc and pedestal wash hand basin.

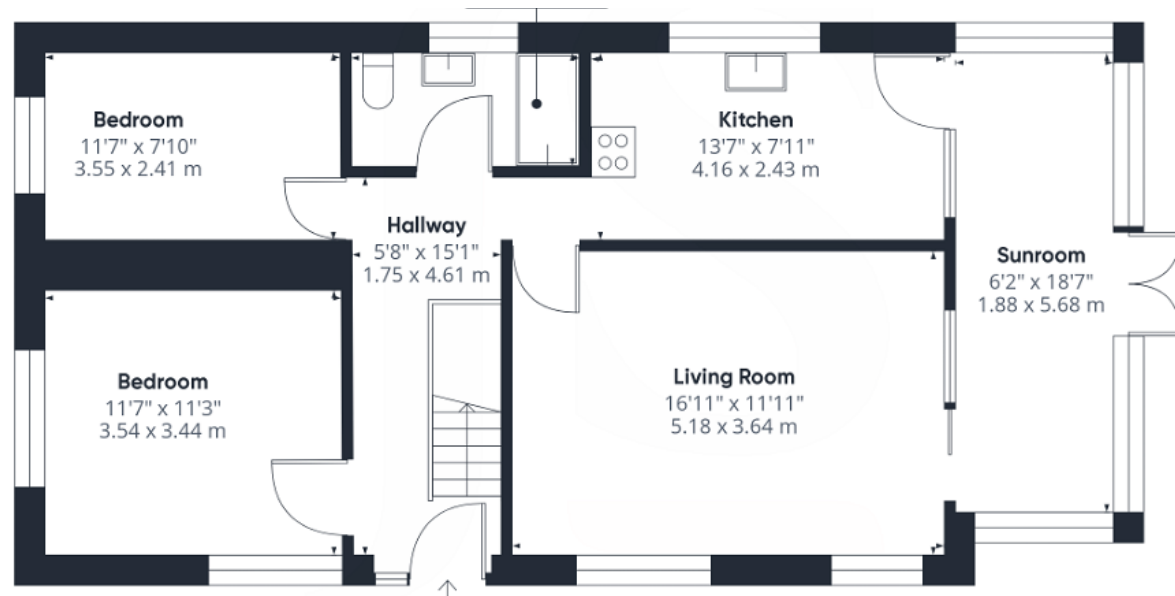
EXTERNAL

The front garden is gated, being laid to lawn and paving with a hardstanding driveway for multiple vehicles leading to the double garage that benefits from power and lighting. A sun trap south facing rear garden is mainly laid to lawn with patio area.

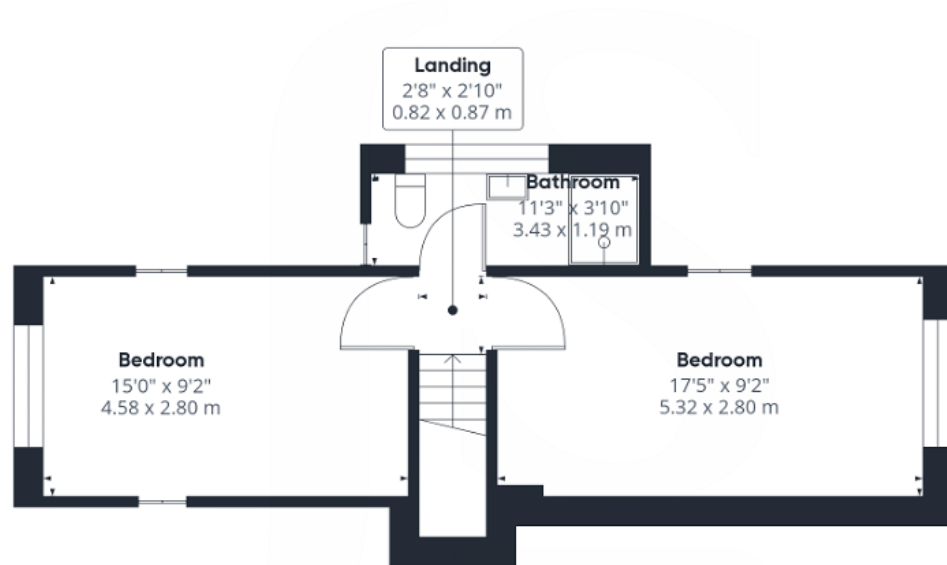
SITUATED

Situated in a cul-de-sac in this particularly desirable location, this home offers easy access to Lancing seafront where you can find The Perch and Beach Green with a children's play park. There are also local bus links and Lancing train station is within easy reach making this a perfect commuters location





Floor 0



Approximate total area

1154.65 ft²
107.27 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Details:

Floor area (as quoted by EPC: 114 SQM)

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.