



9 Greentrees Close, Lancing, BN15 9SX
Asking Price £450,000



Deceptively spacious three bedroom, two reception room detached bungalow with west facing rear garden. Accommodation briefly comprises of entrance hall, lounge, dining room, delightful double glazed sun lounge, three bedrooms and two bathrooms. The property also benefits from gas fire central heating and double glazed windows. CHAIN FREE.

Externally there is a blocked paved private driveway with adjoining car port. Delightful and secluded west facing rear garden.

- Chain free
- Spacious detached bungalow
- West facing rear garden
- Three bedrooms
- Two bathrooms
- Sun lounge
- Car port





Double glazed front door leading to:

Entrance Porch

Tiled floor. Part glazed door leading into

Entrance Hall

Recessed double storage cupboard. Radiator. Access via pull down ladder to loft space. Fully insulated. Light

Lounge

5.18m x 3.71m (17' x 12'2)

Stone fire place with real flame coal affect gas fire. Radiator. Double aspect with double glazed windows.

Dining Room

4.27m x 3.66m (14' x 12')

Velux double glazed window. Radiator.

Kitchen

3.05m x 2.84m (10' x 9'4)

Fully tiled. Comprising of roll top work surfaces with inset single drainer sink unit with mixer tap. Range of base units incorporating cupboards and draws.

Matching range of wall units with concealed lighting under. Fitted electric cooker. Four ring gas hob. Space for plumbing for washing machine and dishwasher. Double glazed window. Part glazed door leading out to:

Double glazed sun lounge

6.25m max x 5.31m max (20'6 max x 17'5 max)

Delightful L-shaped sun lounge. UPVc double glazed windows. Tiled floor. Double glazed doors to garden.

Bedroom 1

3.45m x 3.10m (11'4 x 10'2)

Fitted wardrobes being part mirrored. Double glazed window. Radiator. Door to:

En-Suite

Fully tiled. Step in fully tiled shower cubicle with electric shower. Close coupled W/C wash hand basin. Double glazed window. Chrome heated towel rail.

Bedroom 2

4.01m x 2.79m (13'2 x 9'2)

Double glazed window. Radiator.

Bedroom 3

2.79m x 2.62m (9'2 x 8'7)

Double glazed window. Radiator.

Bathroom/wc

2.51m x 2.54m (8'3 x 8'4)

Fully tiled. Suite comprising of corner bath. Peddle stall hand wash basin. Close coupled W/C. Step in fully tiled shower cubicle with electric shower. Double glazed window. Radiator.

Outside

Private Drive

Blocked paved front garden and private driveway leading to:

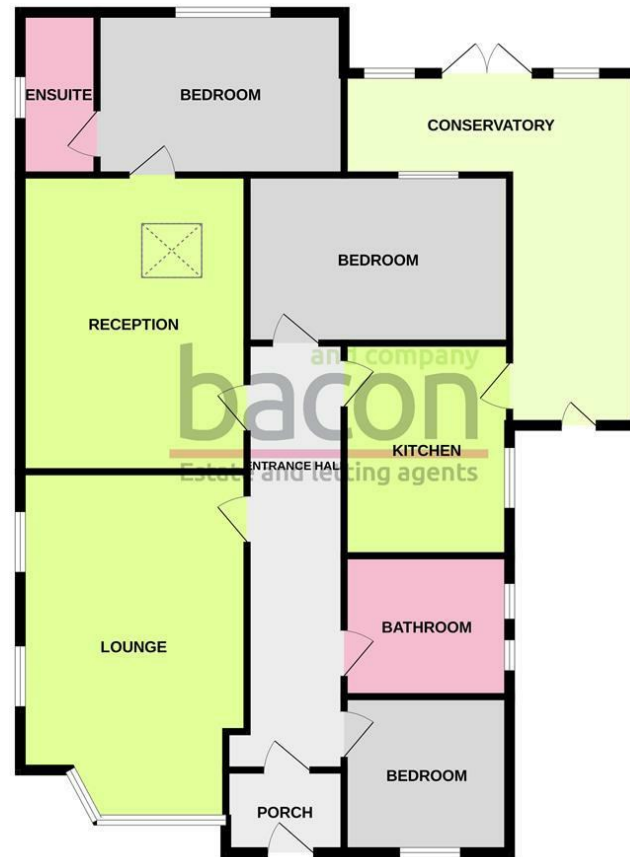
Attached Carport

West facing rear garden

Secluded rear garden. Part patio with remainder laid to lawn with flower borders and shrubs . Home produce section with garden shed and greenhouse.



GROUND FLOOR



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are believed to be correct, but their accuracy is not guaranteed. They do not form part of any contract. The services at this property, ie gas, electricity, plumbing, heating, sanitary and drainage and any other appliances included within these details have not been tested and therefore we are unable to



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