



**37 Cecil Road, Lancing, BN15 8HP**  
**Guide Price £350,000**

**bacon** and company  
Estate and letting agents





We are delighted to offer for sale this well presented two double bedroom detached bungalow with the added benefit of no on-going chain.

In brief the property comprises of two double bedrooms, a large open plan lounge with double opening doors into an orangery / dining room depending on your personal preference, there is also a modern fitted shower room and kitchen, there is a driveway to the front offering off street parking for approximately three vehicles.

- No On-Going Chain
- Two Double Bedrooms
- Popular Lancing Location
- Close To Beach
- Modern Fitted Kitchen & Shower Room
- Orangery / Dining Room Extension
- Low Maintainance Rear Garden
- Off Street Parking









### Entrance Hallway

3.99m x 0.89m (13'1 x 2'11)

Composite front door, laminate flooring, single radiator, wall mounted cupboard housing electric meter and fuseboard, textured ceiling with coving, loft hatch access, fitted storage cupboard with various shelving units, various power points, wall mounted heating control panel.

### Lounge

5.99m x 3.35m (19'8 x 11)

Laminate flooring, up-standing radiator, PVCU double glazed window, television point, various power points, textured ceiling with coving, double doors leading out onto Orangery / Dining Room.

### Master Bedroom

4.60m x 3.20m (15'1 x 10'6)

Laminate flooring, single radiator, various power points, PVCU double glazed bay window, textured ceiling with coving.

### Bedroom Two

3.15m x 2.59m (10'4 x 8'6)

Laminate flooring, single radiator, PVCU double glazed window, various power points, textured ceiling with coving.

### Orangery / Dining Room

3.84m x 2.64m (12'7 x 8'8)

Laminate flooring, various PVCU double glazed opening windows, various power points, recessed lighting, glass roof, PVCU double glazed double doors leading out onto rear garden.

### Modern Fitted Kitchen

3.53m x 2.74m (11'7 x 9)

Vinyl flooring, square edge laminate work surfaces with cupboards below and matching eye level cupboards, spade and provision for washing machine, space for undercounter fridge freezer, integrated oven with four ring electric hob above and extractor fan over, space for dishwasher, part tiled splashbacks, skimmed ceiling, PVCU double glazed window, PVCU double glazed door leading out into rear garden.

### Shower Room

1.96m x 1.75m (6'5 x 5'9)

Tiled flooring, fitted shower cubicle having an integrated power shower with rainforest fall shower head, fitted grab rail, chrome ladder style heated towel rail, contemporary hand wash basin with vanity unit below and mixer tap, low flush WC, PVCU double glazed obscured glass window, part tiled walls, extractor fan, skimmed ceiling.

### Externally

#### Front Garden

Mainly laid to off street parking for approximately three vehicles, gated side access, outside tap.

#### Rear Garden

Mainly laid to patio with various raised flower & shrub borders, timber built potting shed, decked area, further timber built shed, water butt, outside lighting, gated side access.

### Council Tax

Band C





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 confirm their condition or working order.



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