



3 Abbey Road, Lancing, BN15 0AB
Guide Price £385,000

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An extended two to three double bedroom semi detached bungalow forming part of a popular road within the catchment area of Sompting. The accommodation consists of an enclosed entrance porch, reception hall, lounge, kitchen, dining room, extended family room, two bedrooms, bathroom/w.c, private driveway, front and rear gardens.

- Semi Detached Bungalow
- Sompting Catchment
- Two To Three Bedrooms
- Extended Family Room
- Modern Kitchen & Bathroom
- Well Presented Throughout
- West Aspect Rear Garden
- No Onward Chain





Enclosed Entrance Porch

1.37m x 1.07m (4'6 x 3'6)

Accessed via an obscure glass double glazed front door. South aspect double glazed window. Tiled flooring. Wall light point. Inner door to reception hall.

Reception Hall

5.79m x 1.07m (19'0 x 3'6)

Radiator. Coved and textured ceiling with access to loft space.

Lounge

4.42m x 3.05m (14'6 x 10'0)

East aspect via double glazed windows with fitted blinds. Fireplace with wall mounted electric fire, wooden surround and mantle over. Radiator. Coved and textured ceiling.

Kitchen

2.41m x 2.24m (7'11 x 7'4)

Re-fitted suite comprising of a single drainer sink unit with mixer taps and having storage cupboard and space for washing machine below. Areas of roll top work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Fitted oven and grill. Inset four ring hob with extractor hood over. Space for upright fridge/freezer. Part tiled walls. Wood effect LVT flooring. Cupboard housing the homes wall mounted boiler. Levelled and coved ceiling with spotlights. North aspect double glazed window. Archway to dining room.

Dining Room/Bedroom Three

3.45m x 2.79m (11'4 x 9'2)

West aspect double glazed window and door to family room. Radiator. Wood effect LVT flooring. Coved and textured ceiling.

Family Room

5.97m x 2.87m (19'7 x 9'5)

West aspect via two double glazed windows with fitted roller blinds. Three ceiling lantern windows. Radiator. Tiled flooring. Fitted storage cupboard. Levelled ceiling with spotlights. Single obscure glass double glazed door to garden. West aspect sliding patio doors also to the rear garden.

Bedroom One

4.14m x 3.07m (13'7 x 10'1)

West aspect double glazed windows. Fitted double wardrobe. Radiator. Coved and textured ceiling.

Bedroom Two

2.72m x 2.29m (8'11 x 7'6)

East aspect double glazed windows with fitted blinds. Radiator. Coved and textured ceiling.

Bathroom/W.C

2.24m x 1.88m (7'4 x 6'2)

Feature re-fitted white suite comprising of a panelled bath with mixer taps and having shower unit and shower screen over. Wash

hand basin with mixer taps and storage cupboard below. Push button w.c. Radiator with heated towel rail. Majority tiled walls. Vinyl flooring. Levelled and coved ceiling with sensor activated spotlights. Obscure glass double glazed window.

OUTSIDE

Private Driveway

Providing off street parking. Shingle and slate raised flower beds. Outside wall light. Side gate to rear garden.

Rear Garden

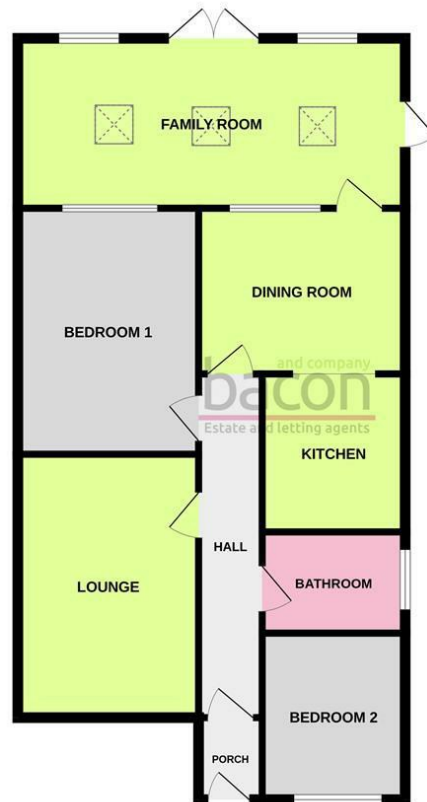
West facing and a further feature of the home. The first area of garden is paved to the rear and full width of the property and offers ample space for garden table and chairs. The majority of area is then laid to lawn with slate flower and shrub beds, a secondary patio area laid to concrete, an outside water tap and summerhouse.

Council Tax

Council Tax Band C



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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) A | | |
| (81-91) B | | 85 |
| (69-80) C | 71 | |
| (55-68) D | | |
| (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 confirm their condition or working order.



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