



Silverdale Drive, Lancing, BN15 9SH
£1,850 Per Calendar Month

and company
bacon
Estate and letting agents



Spacious semi-detached, 4 bedroom property to let in Sompting. Extended living room with plenty of light. Superb, modern kitchen (grey) with soft-close doors and granite works surfaces. 4-Ring Neff integrated gas hob and Neff dishwasher, double electric oven. Space for upright fridge freezer and washing machine. Dining area. Leading from the kitchen is a double sized room with French doors to the garden. An ideal office/hobby room. Upstairs 4 further bedrooms, master bedroom with 3 x double built-in wardrobes, two further double bedrooms and one large single. Good-sized bathroom, fully tiled, white suite, bath with separate shower cubicle. The property is on a corner plot and is well shielded with plenty of hedging and a high wall. Part-lawn, part-patio and part-decking. Handy outside storage area with power. Off-road parking for multiple cars. Available early September. Council tax band: D. EPC Rating C.

- Spacious 4-bed semi-detached home in Sompting
- Extended, light-filled living room
- Modern kitchen with granite worktops & Neff appliances
- Separate dining area plus flexible office/hobby room
- Four good-sized bedrooms, master with fitted wardrobes
- Bathroom with bath & separate shower
- Corner plot offering privacy with hedging and walling
- Low-maintenance garden with patio, decking & lawn
- Outdoor storage area
- Off-road parking for multiple cars







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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



baconandco.co.uk

1-3 Broadwater Street West, Broadwater, Worthing, West Sussex, BN14 9BT
01903 524000

broadwater@baconandco.co.uk

Bacon & Co (Worthing) Limited (No. 04721313) and Bacon Micawber Lettings Limited (No. 07466778) trading as Bacon and Company Registered in England and Wales. Registered office: c/o Galloways Accounting, The Mill Building, 31-35 Chatsworth Road, Worthing, England. BN11 1LY.