



5 Silverdale Drive, Lancing, BN15 9SH  
Guide Price £450,000

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We are delighted to offer for sale for the first time in 35 years this well presented two double bedroom detached bungalow in this popular residential location in Sompting with No On-Going Chain.

In Brief the property on the ground floor consists of a 23ft dual aspect lounge / dining room, a ground floor home office or bedroom three depending on your personal preference, there is the added benefit of a ground floor WC & a kitchen breakfast room to the rear, on the first floor you have two spacious double bedrooms & a fitted shower room.

Externally there are both front & rear gardens, the rear garden being a westerly aspect & being extremely well kept, there is off street parking to the front & a garage with an up & over door.

- Detached House
- Two Double Bedrooms
- 23' Dual Aspect Reception Room
- Ground Floor WC
- Home Office / Bedroom Three
- Beautifully Maintained West Aspect Rear Garden
- Driveway & Garage
- Chain Free









### Entrance Hallway

4.39m x 1.70m (14'5 x 5'7)

Carpeted floor, single radiator, smoke detector, access to understairs storage cupboard, stairs to first floor landing.

### Lounge / Diner

7.01m x 3.28m (23 x 10'9)

Carpeted floor, television point, various power points, double glazed window, double glazed sliding doors to rear garden, two radiators, feature fireplace.

### Kitchen

3.96m x 2.90m (13 x 9'6)

Vinyl flooring, roll edge laminate work surfaces with cupboards below & matching eye level cupboards, space for fridge freezer, single radiator, two double glazed windows, inset stainless steel single drainer sink unit with mixer tap, washing machine, double glazed door leading to rear garden, part tiled walls.



### Ground Floor Home Office / Bedroom Three

3.07m x 1.96m (10'1 x 6'5)

Carpeted floor, two double glazed windows, single radiator, various power points.

### Ground Floor WC

1.96m x 0.86m (6'5 x 2'10)

Carpeted floor, low flush WC, double glazed window.

### First Floor Landing

Loft hatch access with drop down ladder.

### Master Bedroom

4.09m x 3.30m (13'5 x 10'10)

Carpeted floor, single radiator, built in wardrobes, various power points, double glazed window.

### Bedroom Two

4.09m x 2.87m (13'5 x 9'5)

Carpeted floor, built in wardrobes housing Worcester boiler & hot water cylinder, various power points, single radiator, double glazed window.



### Shower Room

2.54m x 2.01m (8'4 x 6'7)

Vinyl flooring, fully tiled walls, fitted double width shower cubicle having an integrated double width shower cubicle having an integrated shower, chrome ladder style heated towel rail, pedestal hand wash basin with mixer tap, low flush, double glazed window.

### Externally

#### Front Garden

Driveway with off street parking for 2 plus vehicles, shingled areas, pathway to front door, dwarf wall enclosed.

#### Rear Garden

Patio area stepping onto large lawned area having various shingle & flower borders, outside tap, gated side access, direct access into garage, timber built storage shed, fence enclosed.

#### Garage

Having an up & over door with power & lighting.

#### Council Tax

Band D

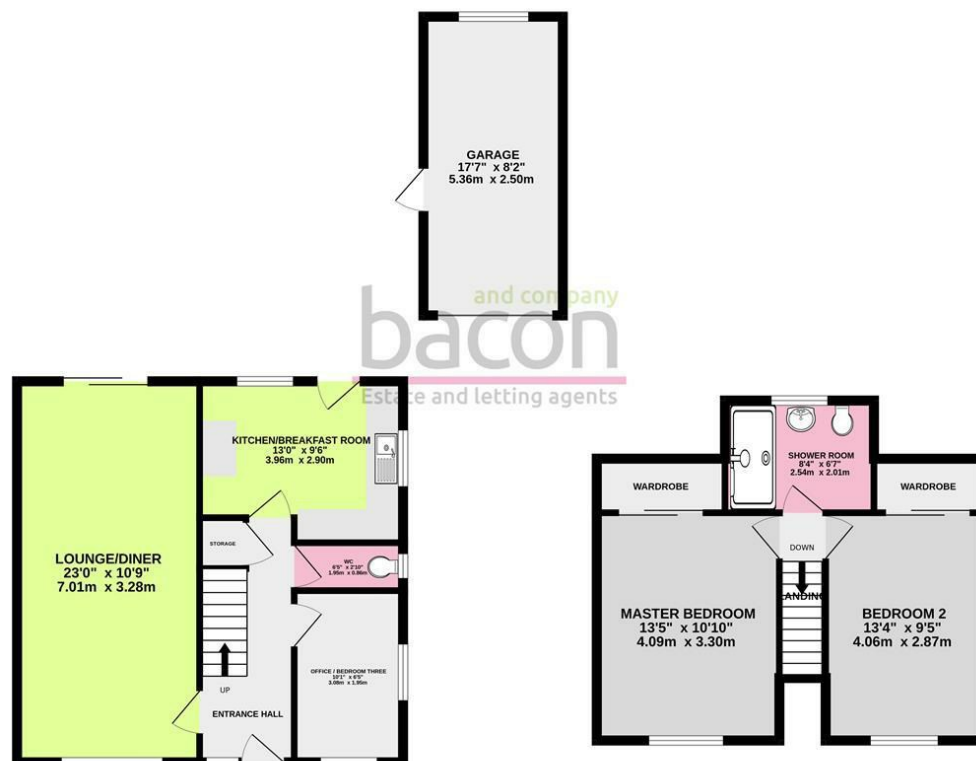






GROUND FLOOR

1ST 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 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>59</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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