



12 Valley Road, Lancing, BN15 0JR  
£1,700 Per Calendar Month

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This modern semi detached bungalow is well presented with neutral decor and modern fittings. The accommodation offers flexible living, currently arranged as two bedrooms and two reception rooms with access from the dining room to a good size conservatory. The second reception room could easily be used as a third bedroom. The kitchen has a full range of units with built in oven and hob and the bathroom has a modern white suite to include a shower over the bath and modern ceramics. All windows are double glazed and the property offers full gas central heating with modern radiators. The rear garden is easy to maintain with decking and artificial grass and the front has a shared driveway plus space on the front for one vehicle and access a a good size garage. Situated in North Sompting with great downland walks close to hand. Local shops are available in Hillbarn Parade whilst Lancing Village Centre is approximately 2 miles distant. EPC Rating D. Council Tax C

- Modern Versatile Accommodation
- Semi Detached Bungalow
- Close proximity to South Downs, Schools and Shops
- Versatile Living Arrangement
- Garage and Off Road Parking
- Gas Central Heating and Double Glazing









### Entrance Hall

Radiator. Inset ceiling spotlighting. Access hatch to loft.

### Living Room

3.15m x 3.81m (10'4 x 12'6)  
Double glazed patio door to Conservatory.  
Radiator.

### Conservatory

5.69m x 2.34m (18'8 x 7'8)  
Double glazed window surround. Double glazed French door to garden. Radiator. Wall lighting.

### Kitchen

2.49m x 2.21m (8'2 x 7'3)  
Work surface having inset stainless steel single drainer sink with extendable hose mixer tap and draining board. Four ring gas hob with extractor cooker hood over. Fitted fan oven. Space and plumbing for washing machine. Space for fridge



freezer. Matching range of cupboards, drawers, and eye level wall units. Double glazed window to side. Inset ceiling spotlighting.

### Bedroom One

4.32m x 3.18m (14'2 x 10'5)  
South facing. Radiator. Inset ceiling spotlighting.  
Double glazed patio door to:

### South Facing Sun Terrace

Decked balcony. Space for outdoor furniture.

### Bedroom Two or Dining Room

3.20m x 2.84m (10'6 x 9'4)  
Radiator. Inset ceiling spotlighting.

### Bedroom Three

3.18m x 2.67m (10'5 x 8'9)  
Double glazed window to front. Radiator. Inset ceiling spotlighting.



### Bathroom/wc

White suite comprising: 'P' shaped panelled bath with mixer tap. Wall mounted controls with overhead rainfall shower and separate handheld attachment, glass shower screen. Pedestal wash hand basin with mixer tap. Close coupled WC. Part tiled walls. Shaving socket. Double glazed window. Extractor fan. Inset ceiling spotlighting. Ladder style towel radiator.

### Outside

#### Rear Garden

Split level. Decked patio area with space for outdoor furniture. Bordered of small trees. 6ft fence surround. Remainder being artificial grass. Access to side.

#### Garage

Up and over door. Power and light. Personal door to rear garden.

#### Driveway

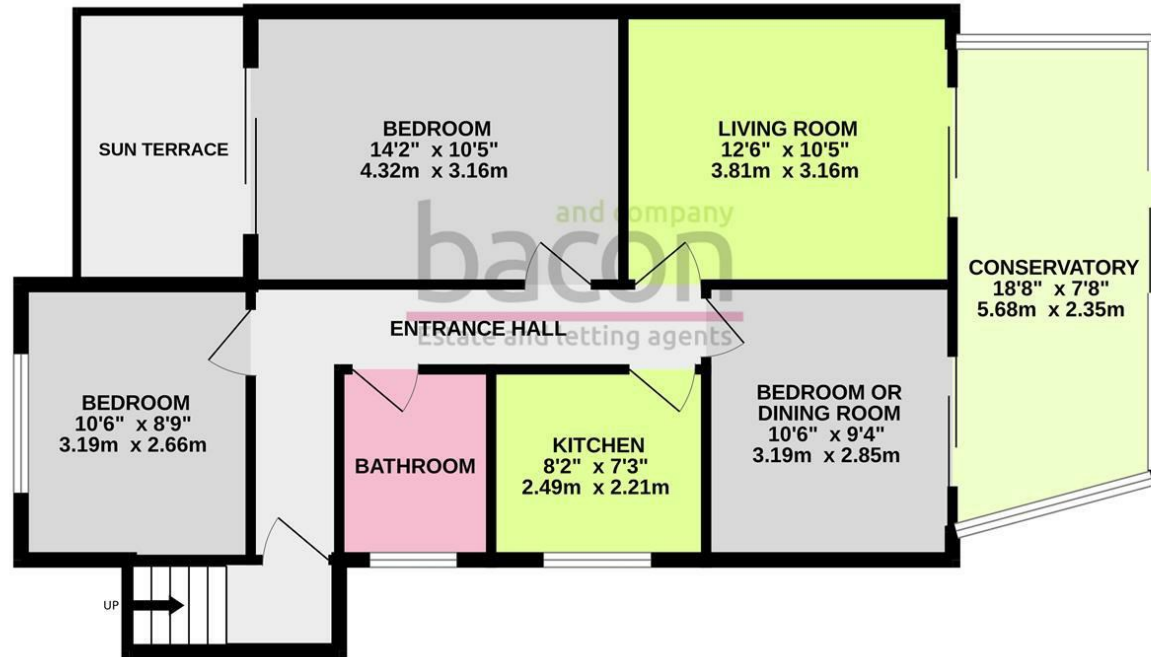
Off road parking







## 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 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>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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.



baconandco.co.uk

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

01903 524000

broadwater@baconandco.co.uk