



24 Grinstead Lane, Lancing, BN15 9DY
Guide Price £350,000

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A two double bedroom semi detached bungalow situated within the catchment area of Lancing, close to local shops, schools and mainline railway station. The accommodation consists of a covered porchway, reception hall, lounge, kitchen, conservatory, two bedrooms, bathroom/w.c, loft. garage, front and rear gardens.

- Semi Detached Bungalow
- Two Double Bedrooms
- Re-Fitted Kitchen & Bathroom
- Gas Central Heating
- Double Glazed Windows
- West Aspect Rear Garden
- Garage
- No Onward Chain





Covered Porch

Outside wall light. Double glazed door to the reception hall.

Reception Hall

3.86m x 1.19m (12'8 x 3'11)

Electric heater. Textured ceiling with access to loft space. Doors to all main rooms.

Lounge

5.03m x 3.58m (16'6 x 11'9)

Dual aspect via East and North facing double glazed windows. Fireplace with a tiled hearth, tiled inset, wooden surround and mantle over. Two electric heaters. Two wall light points. Picture rail. Textured ceiling.

Kitchen

2.84m x 2.08m (9'4 x 6'10)

Re-fitted suite comprising of a single drainer sink unit with mixer taps and storage cupboards below. Areas of work surfaces offering additional cupboards and drawers under. Matching shelved wall units. Inset four ring hob with fitted oven and grill below. Space for upright



fridge/freezer. Part tiled walls. Tile effect vinyl flooring. West aspect double glazed window. Double glazed door to rear conservatory.

Conservatory

2.64m x 2.49m (8'8 x 8'2)

Triple aspect via South, West and North facing double glazed windows. Tiled flooring. Polycarbonate roof. Double glazed French doors to the rear garden.

Bedroom One

3.61m x 3.07m (11'10 x 10'1)

West aspect via double glazed windows. Electric heater. Picture rail. Textured ceiling.

Bedroom Two

3.58m x 2.92m (11'9 x 9'7)

East aspect via double glazed windows. Electric heater. Picture rail. Textured ceiling.

Bathroom/W.C

2.11m x 1.96m (6'11 x 6'5)

White fitted suite comprising of a panelled bath having mixer taps with shower attachment. Wash hand basin



with mixer taps and storage cupboard below. Push button w.c. Wall mounted electric heater. Majority tiled walls. Built in airing cupboard. Textured ceiling. Obscure glass double glazed window.

OUTSIDE

Front Garden

Laid to lawn with well stocked flower and shrub beds. Pathway to the home's front door. Side access and gate to rear garden.

Rear Garden

West aspect and a further feature of the property. The first area of garden is paved to the rear of the home and offers space for garden table and chairs. This leads to an area of garden laid to lawn with well stocked flower and shrub borders. The majority and remainder of garden is then laid to artificial lawn on two levels. Wooden storage shed. Outside water tap.

Garage

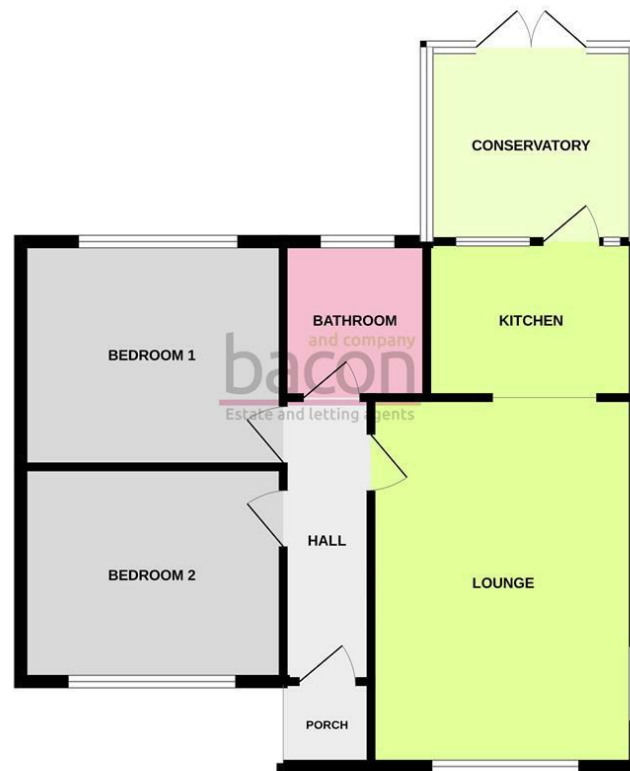
Accessed via a rear vehicular access road. Up and over door.

Council Tax

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 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		
(69-80) C		76
(55-68) D		
(39-54) E	45	
(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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