



7 Edwin Close, Lancing, BN15 9UU
Guide Price £595,000



We are delighted to offer sale this immaculately presented two / three bedroom detached single level bungalow occupying this enviable corner plot in a popular cul-de-sac location in Sompting having the added benefit of a double width garage & generous amounts of off street parking.

In brief the property consists of an extended entrance porch to the front which opens into a deceptively spacious entrance hallway allowing access to all rooms, you have either two or three double bedrooms depending on your person preference on layout, two reception rooms having a beautifully finished open plan Kitchen / Living space to the rear of the property having bi-folding doors opening out into the garden perfect for those entertainment evenings, you also have a modern fitted four piece family bathroom, separate utility room for appliances & WC.

This property has to be viewed to be truly appreciated for what it has to offer, call us today to arrange.

- Detached Corner Plot Single Level Bungalow
- Two / Three Bedrooms
- Two Reception Rooms
- Double Width Garage With Electric Up & Over Door
- Luxurious Open Plan Kitchen / Living Room With Bi-Folding Doors To Rear Garden
- Modern Fitted Four Piece Family Bathroom
- Plenty Of Off Street Parking
- Low Maintenance Rear Garden
- Popular Cul-De-Sac Location
- Dual Aspect Lounge Area





Porch

1.98m x 1.88m (6'6 x 6'2)

PVCU double glazed front door, tile effect flooring, PVCU double glazed windows, wall mounted light fitting, composite front door opening into Entrance Hallway.

Entrance Hallway

5.87m x 2.39m (19'3 x 7'10)

Carpeted flooring, various power points, two up-standing radiators, loft hatch access, skimmed ceiling with coving, wall mounted heating control panel.

Dual Aspect Lounge / Bedroom Three

4.32m x 4.29m (14'2 x 14'1)

Carpeted floor, various power points, television point, two up-standing radiators, two PVCU double glazed windows with fitted shutter blinds, skimmed ceiling with coving.

Dual Aspect Master Bedroom

3.58m x 3.15m measured to front of wardrobe (11'9 x 10'4 measured to front of wardrobe)

Carpeted flooring, various power points, single radiator, fitted wardrobes with various hanging rails & shelving, two PVCU double glazed windows with fitted shutter blinds, skimmed ceiling with coving.

Bedroom Two

3.20m x 2.72m (10'6 x 8'11)

Carpeted flooring, various power points, single radiator, PVCU double glazed window, skimmed ceiling with coving.

Luxurious Four Piece Family Bathroom

3.30m x 2.46m (10'10 x 8'1)

Tiled flooring, underfloor heating, single radiator, two chrome ladder style heated towel

rails, walk in double width shower cubicle having an integrated power shower with rainforest fall shower head & having recessed shelving being fully tiled, wall mounted thermostatic controls, extractor fan, panel enclosed bath with feature tiled wall having recessed shelving units, low flush WC, contemporary hand wash basin with vanity unit below, wall mounted de-misting mirror, airing cupboard housing Worcester boiler & hot water cylinder, PVCU double glazed obscured glass window, skimmed ceiling with spotlights.

Open Plan Kitchen / Living Room

7.59m x 6.76m at maximum measurements (24'11 x 22'2 at maximum measurements)

Kitchen Area: LVT flooring, silestone worksurfaces with cupboards below & matching eye level cupboards with a high gloss finish, integrated Neff eye level double oven one of which benefits from being multi purpose & can be used as a microwave & having a heating drawer, inset stainless steel single drainer sink unit with mixer tap, integrated four ring induction hob, PVCU double glazed window, extractor fan, feature sky lantern, space for fridge freezer, television point, various power points, pocket door through to Utility Room, breakfast bar area with seating for two.

Living Room: LVT flooring, feature electric fireplace, television point, various power points, two up-standing radiators, two wall mounted light fittings, bi-folding doors leading to rear garden, PVCU double glazed window, skimmed ceiling with coving.

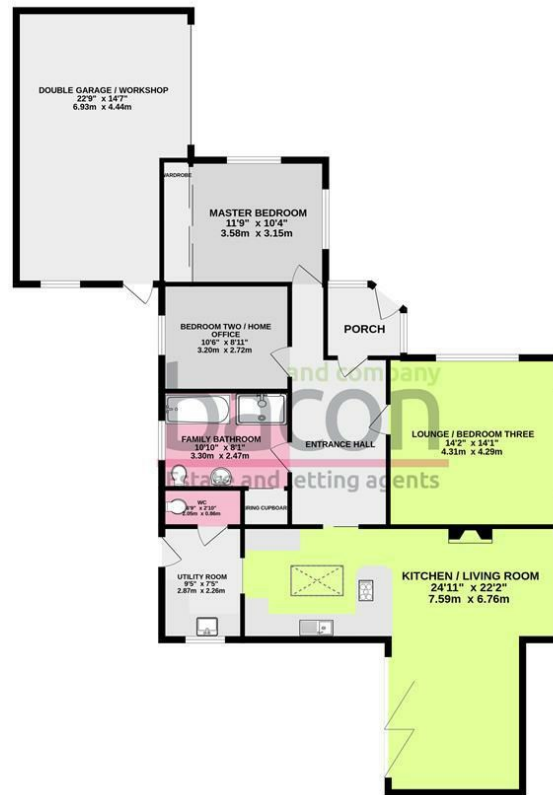
Utility Room

2.87m x 2.26m (9'5 x 7'5)

LVT flooring, silestone work surfaces with cupboards below & matching eye level cupboards with a high gloss finish, space & provision for washing machine & dishwasher, inset stainless steel single drainer sink unit with mixer tap, PVCU double glazed window, various power points, up-standing radiator, PVCU double glazed door leading to side of property, skimmed ceiling with coving, door through to Separate WC.



GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



TOTAL FLOOR AREA: 1483 sq.ft. (137.8 sq.m.) approx.
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		
(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



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