



16 Lynchmere Avenue, Lancing, BN15 0PD

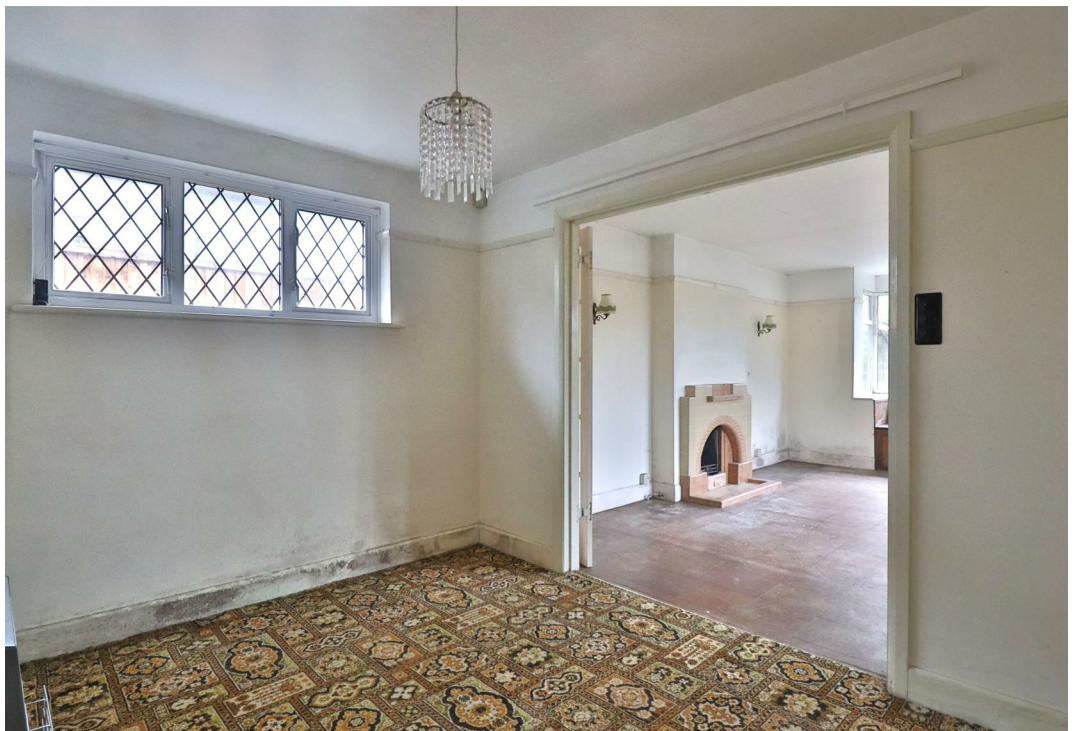
Price £350,000

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Situated in favoured North lancing is this well extended and deceptively spacious three bedroom semi detached bungalow in need of complete modernisation. The accommodation briefly comprises: entrance hall, lounge, dining room, kitchen, three double bedrooms and bathroom/wc. Although benefitting from double glazing the property now requires complete modernisation. Externally there is a private drive to garage and overgrown gardens to front and rear. AVAILABLE CHAIN FREE.

- Semi Detached Bungalow
- Three Bedrooms
- Drive & Garage
- Chain Free
- Favoured North Lancing
- Extended Accommodation
- Requires Modernisation
- Double Glazing





Double glazed door to :

ENTRANCE HALL

Shelved linen cupboard housing hot water tank and immersion. Access to loft space.

LOUNGE

5.54m into bay x 3.58m (18'2 into bay x 11'9)
Open tiled fireplace. Double glazed bay with window seat. Double glazed door to garden. Glazed double doors leading into:

DINING ROOM

Tiled fireplace with gas fire. Double glazed window.

KITCHEN

2.64m x 2.44m into alcove (8'8 x 8' into alcove)
Single drainer stainless steel sink unit with cupboards and drawers under. Shelved storage

cupboard. Storage cupboard. Dresser unit. Double glazed window and door to outside.

BEDROOM 1

4.88m x 3.56m (16' x 11'8)
Tiled fireplace with fitted gas fire. Double glazed window.

BEDROOM 2

4.19m x 3.00m (13'9 x 9'10)
Double glazed window.

BEDROOM 3

3.71m x 2.84m (12'2 x 9'4)
Double glazed window.

BATHROOM

Half tiled. Comprising panelled bath. Pedestal wash hand basin. Double glazed window.

SEPERATE WC

Low level wc. Double glazed window.

PRIVATE DRIVE

Leading to;

DETACHED GARAGE

Brick built. Up and over door.

FRONT GARDEN

Mature and overgrown with side gate to:

REAR GARDEN

Mature and overgrown rear garden.

Required Information

Council tax band: D

Draft version: 1

Note: These details have been provided by the vendor. Any potential purchaser should instruct their conveyancer to confirm the accuracy.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		80
(55-68) D		
(39-54) E		
(21-38) F	37	
(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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