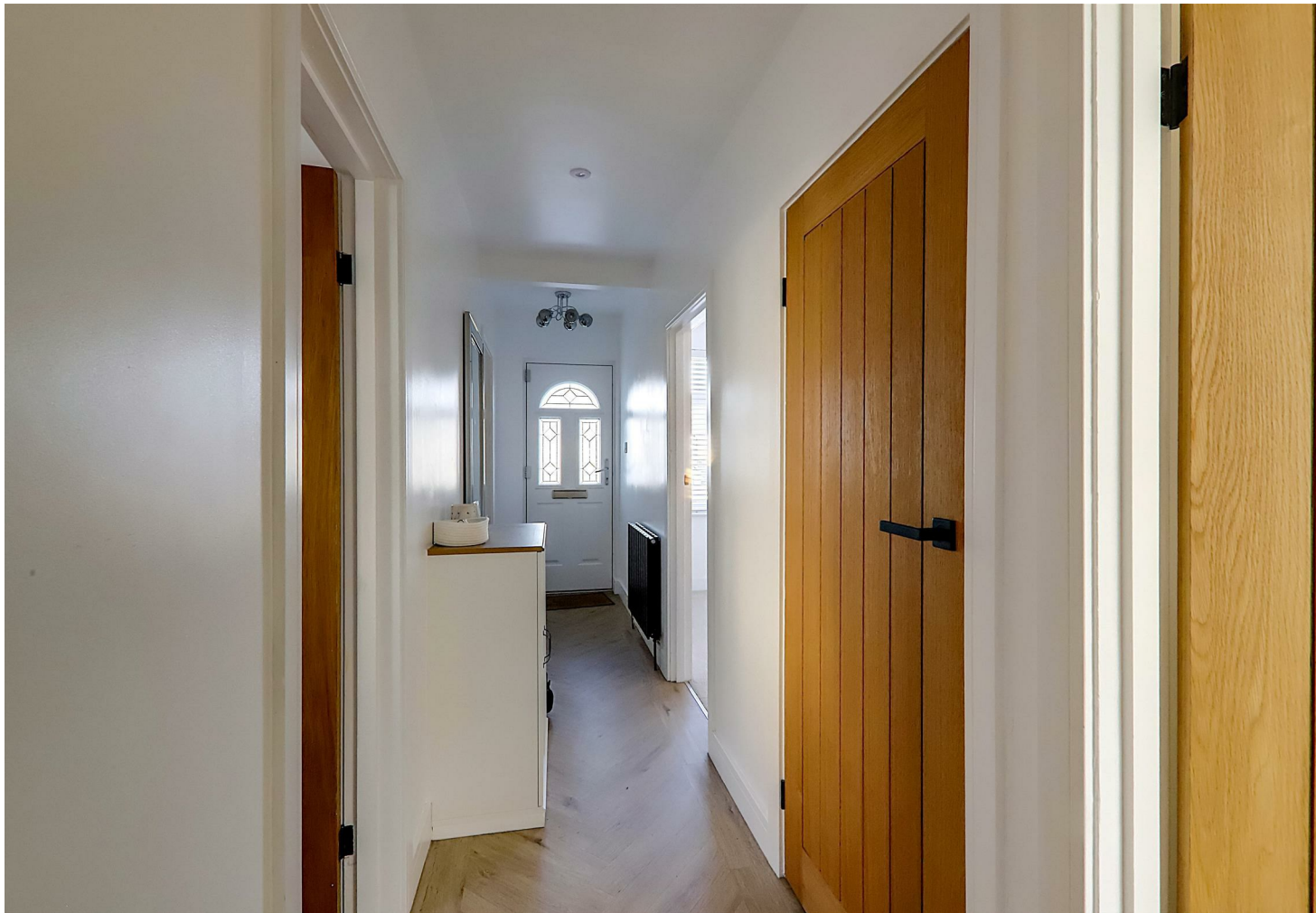




39 Elms Drive, Lancing, BN15 9LR  
£2,000 Per Calendar Month

and company  
**bacon**  
Estate and letting agents




A beautifully presented SEMI DETACHED BUNGALOW which has been extended and modernised in recent years and now provides spacious accommodation with a great open plan living area. All three bedrooms are of a good size and there is gas central heating with modern anthracite coloured radiators, double glazed windows and a useful large detached office/studio in the rear garden. The accommodation comprises entrance hall with LVT flooring, three double bedrooms (one with dressing area), modern shower room with double shower unit and built in vanity unit, good size lounge with skylight window, open plan kitchen/dining area with superb luxury range of white high gloss units and central island with fitted hob - additional built in appliances include fridge, freezer, washing machine and dishwasher. Outside there is a good size garden with lawn and decking area and access to the double length garage. There is also additional off road parking for three vehicles on the front forecourt. Viewing is strongly recommended to appreciate this fine and beautifully presented home. EPC rating C and Council Tax C.

- Superb Modern Home
- Luxury Fitted Kitchen with Island
- Detached Home Office/Gym in Rear Garden
- Double Length Garage
- 3 Double Bedrooms (one with Dressing Room)
- Modern Shower Room with Walk in Shower
- Gas CH and Dble Glazing







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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



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