

# Derek Road Lancing



## Derek Road Lancing

£275,000

2  
BEDROOM

1  
RECEPTION

1  
BATHROOM



## About the property

FOR SALE BY AUCTION on 27th September 2023  
£275,000+

Superb opportunity to purchase this vacant semi detached bungalow with planning permission passed

(reference number AWDM/1759/21) for stunning, well proportioned accommodation providing for a ground floor extension and entire new floor that will significantly upgrade the accommodation to allow for 4 bedrooms, 2/3 reception rooms, 2 shower rooms (1 en suite) family bathroom, utility room, entrance hall, sun terrace and Juliette balcony that will offer the most stunning southerly views.

In addition to this and under reference number AWDM/0345/22 planning permission has also been granted for a large detached annex in the additional section of the rear garden (please note the foundations and concrete slab have already been constructed) which is able to suite a variety of different uses or if required, significant parking. The concrete slab has been fully approved by Adur & Worthing Building Control.

Please visit the following links in respect of both consents and be able to view and or download all of the relevant documentation and information.

### Main House

<https://planning.adur-worthing.gov.uk/online-applications/applicationDetails.do?keyVal=QZRIZGCBJC100&activeTab=summary>

### Detached Annex

<https://planning.adur-worthing.gov.uk/online-applications/applicationDetails.do?keyVal=R85X5YCBMIO00&activeTab=summary>

Sectional drawings, detailed drawings and visuals will also be available in the legal pack.

The construction of the annex is able to be undertaken by using the ICF building methods as well as real brick at the owner's discretion. This makes the annex a really nice project for self builders and developers. This is an eco-friendly method of construction designed as a self-build product. For further information please visit <https://www.icfsouthern.co.uk>

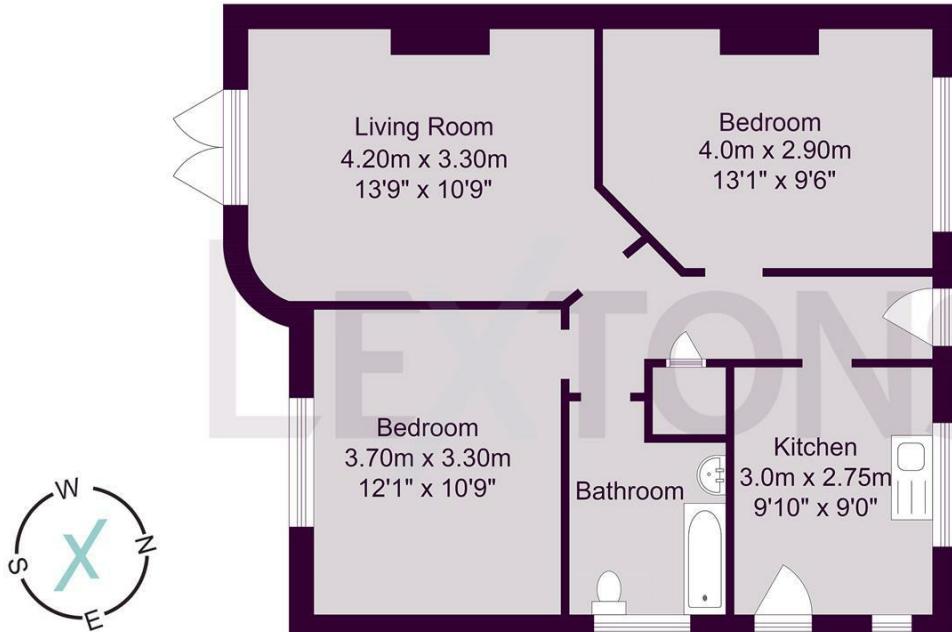
Situated within this highly popular location providing access to the centre of Lancing and the seafront as well as Worthing and Brighton & Hove town centres.







SCAN HERE TO VIEW ALL AUCTION PROPERTIES



Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	

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a viewing appointment:

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