



17 Arnside Close, Lancing, BN15 9TR

Offers Over £349,995

John Edwards & Co is delighted to present this detached two-bed bungalow on Arnside Close, in ever popular South Lancing, close to the Brooklands Pleasure Park, and within easy reach of local shops, amenities, and bus routes.

The property, which is in need of some updating and therefore represents a fantastic renovation opportunity, comprises two large double bedrooms, a spacious main living room, a good-sized fitted kitchen and breakfast/dining room, a shower room, front and rear gardens, a garage with plenty of off-street parking, and a purpose built outbuilding situated within the rear garden which could easily be converted into a home office, salon, gym, or treatment room for those wishing to work from home. It is also offered chain free.

This is a genuinely lovely property in a very desirable location, and one in which we anticipate a great deal of interest. Viewing is essential to fully appreciate all it has to offer.

*** CHAIN FREE ***

EXTERIOR/FRONT GARDEN



The front garden is laid to patio and enclosed behind a low brick wall, with raised brick plant, shrub, and flower beds. A hardstanding driveway provides off-street parking for several cars and leads to the front door, and separate garage. There is plenty of space for potted plants, garden furniture, and bin storage.

ENTRANCE HALL



The entrance hall has a laminate wood floor, a coved and textured ceiling with pendant lighting and a smoke detector, a radiator, power points, and the doors into the living room, both bedrooms, the kitchen and breakfast/dining room., and the bathroom. There is also a good-sized inbuilt storage cupboard, a wall-mounted cabinet housing the meterage, and access into the loft via a ceiling hatch.

LIVING ROOM



The living room has a carpeted floor, a coved and textured ceiling with pendant light and ceiling fan, TV and power points, an electric fireplace with tiled hearth and surround, a radiator, and double-glazed windows to front aspect.

KITCHEN & BREAKFAST/DINING ROOM



The kitchen features a range of wall and base mounted cabinets, rolled top work surfaces with an inset sink and drainer, an inbuilt oven and grill, a four burner gas hob with extraction unit over, and space and plumbing for a washing machine. There is a laminate wood floor, a coved and textured ceiling with fluorescent lighting, part-tiled walls, power points, and plenty of space for a breakfast/dining table and chairs. Dual aspect double-glazed windows to rear and side provide natural light, and a door to rear opens into the rear garden.

BEDROOM ONE - MASTER



The good sized master bedroom has a carpeted floor, a coved and textured ceiling with pendant lighting and a ceiling fan, power points, a radiator, plenty of fitted wardrobe and drawer units, and double-glazed windows to rear aspect.

BEDROOM TWO



This second good-sized double bedroom has a carpeted floor, a coved and textured ceiling with pendant lighting, a radiator, power points, some inbuilt wardrobe storage, and a double-glazed window to front aspect.

SHOWER ROOM



The shower room features a three-piece suite comprising a large recessed shower cubicle with sliding glass door and fold-down wall-seat, a cameo-style basin with storage below, and a low-level WC. There is a laminate wood floor, a coved and textured ceiling with central ceiling light, part-tiled walls, a radiator, a wall-mounted vanity unit, and opaque double-glazed windows to side aspect.

REAR GARDEN



The garden is laid to lawn and fringed with raised stone flower beds with established plants and shrubs. A patio area provides space for garden furniture and alfresco dining. There is secure gated access to the front garden on both sides of the property, rear access into the garage, and access into the separate outbuilding.

GARAGE

The separate garage has wooden double doors and a hardstanding floor.

OUTBUILDING

The property also has the benefit of this separate purpose built outbuilding, which could easily be utilised as a home office, gym, salon, or treatment room for those

looking to work from home. It has a wooden floor, a coved and skimmed ceiling with fluorescent lighting, TV and power points, and windows to side aspect.

Floor Plan

Arnside Close, Sompting, BN15 9TR

Approximate Gross Internal Area = 74.6 sq m / 803 sq ft
Studio = 9.5 sq m / 102 sq ft
Garage = 14.5 sq m / 156 sq ft
Total = 98.6 sq m / 1061 sq ft

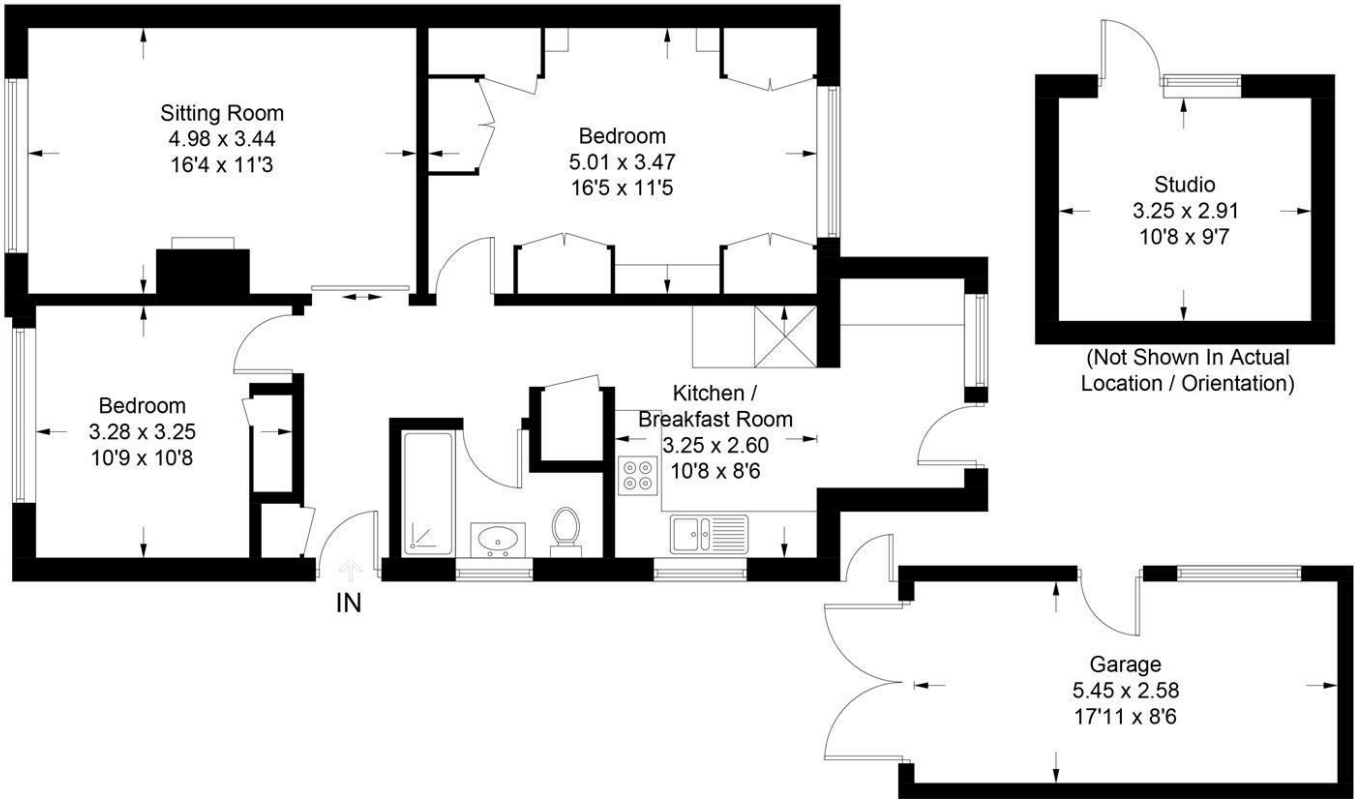
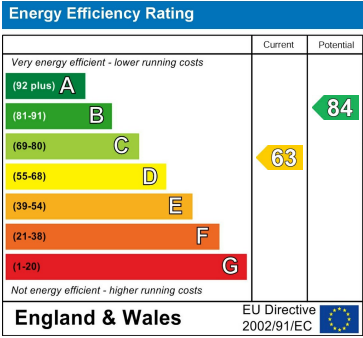


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2022

Area Map



Energy Efficiency Graph



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