



5 Willow Close | | Lancing | BN15 8LD

Warwick **BAKER**

Valuers, Estate Agents & Chartered Surveyors



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£319,950

SOLD BY WARWICK BAKER ESTATE AGENTS
SIMILAR PROPERTIES URGENTLY REQUIRED, BUYERS WAITING !!
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Warwick Baker Estate Agents are delighted to offer this rarely available link detached bungalow. The property is located in a cul-de-sac close to Widewater Lagoon, benefiting from entrance hall, 2 bedrooms, west facing lounge, modern kitchen, conservatory/dining room, modern bathroom, en-suite wet room to the master bedroom, off road parking, garage and good sized lawned rear garden with patio area. Internal viewing highly recommended by the vendor's sole agent. No upward chain.

Lancing is situated between Worthing and Shoreham and has a good assortment of shops and banks. There is a mainline railway station with services to London, Brighton and the West within 1 mile approximately of the property, as well as a regular bus service to Brighton and Chichester. The A27 offering good links along the coast, to Gatwick and London is also within 1 mile.

- ENTRANCE HALL
- 2 BEDROOMS
- WEST FACING LOUNGE
- MODERN KITCHEN
- CONSERVATORY/DINING ROOM
- MODERN BATHROOM
- EN-SUITE WET ROOM
- OFF ROAD PARKING + GARAGE
- WELL ESTABLISHED REAR GARDEN
- NO UPWARD CHAIN

FRONT DOOR

Part frosted glazed leading to:

ENTRANCE HALL

13'7" x 7'3" (4.15 x 2.22)

Being "L" shaped, built in double sliding door, storage cupboard with hanging and shelving space, security door entryphone system, door off entrance hall to storage cupboard with slatted shelving over, access to loft storage space.

Frosted glazed door off entrance hall to:

LOUNGE

22'8" x 12'5" (6.93 x 3.81)

Having a dual aspect with double glazed windows to the front having a westerly aspect, double glazed window to the rear, feature gas coal effect fireplace (not tested) with wood surround and mantel, marble insert, marble hearth, two double panel radiators.

Door off entrance hall to:

BEDROOM 1

11'11" x 11'5" (3.65 x 3.48)

Double glazed windows to the rear, built in storage cupboard with shelving, storage cupboard with bath, single panel radiator.

Door of bedroom one to:

WET ROOM

Being fully tiled comprising shower area with built in shower and separate shower attachment, vanity unit with inset wash hand basin, contemporary style mixer tap, twin drawers under, low level w.c., double panel radiator, frosted double glazed windows, mirrored medicine cabinet

with glass shelving, vinyl flooring.

Door off entrance hall to:

BEDROOM 2

10'0" x 9'11" (3.06 x 3.03)

Double glazed windows to the side having an easterly aspect, built in double sliding door wardrobe with hanging and shelving space, single panel radiator.

Door off entrance hall to:

BATHROOM

Being fully tiled comprising panelled bath with hot and cold taps, built in shower with separate shower attachment, folding shower screen, wall mounted wash hand basin with contemporary style mixer tap, low level w.c., double panelled radiator, frosted double glazed windows, tiled flooring.

Doorway off entrance hall to:

KITCHEN

12'3" x 11'5" (3.75 x 3.5)

Comprising 1 1/4 bowl sink unit with contemporary style mixer tap inset into worktop with storage cupboard under, adjacent "L" shaped worktop with inset stainless steel gas 4 ring hob, slow closing drawers and cupboards under, tiled splashback, stainless steel and glass extractor hood over, matching storage cupboards to the side, further adjacent roll edge worktop with storage cupboard under, built in integrated "Hotpoint" dishwasher machine to side, built in integrated slimline dishwasher to the side, tiled splashback, matching wall units over with under

counter lighting, built in electric oven to the side with electric grill over, storage cupboards under and over, matching integrated fridge/freezer to the side with storage cupboard above, worktop to the side with drawer and cupboard under, tiled splashback complemented by matching wall unit over, vinyl flooring, double glazed windows to the rear side a triple aspect.

Square opening off kitchen to:

CONSERVATORY/DINING ROOM

9'11" x 9'2" (3.03 x 2.81)

Being of part brick construction to two sides with double glazed windows above, double glazed windows and sliding double glazed patio door to the rear, vinyl flooring, spot lighting.

FRONT GARDEN:

Being laid to brick hard standing with off road parking for two cars, being of an irregular shape.

Leading to:

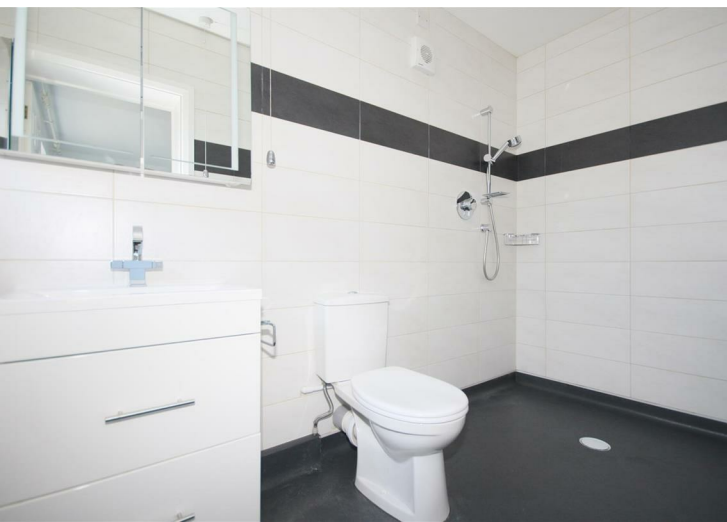
GARAGE

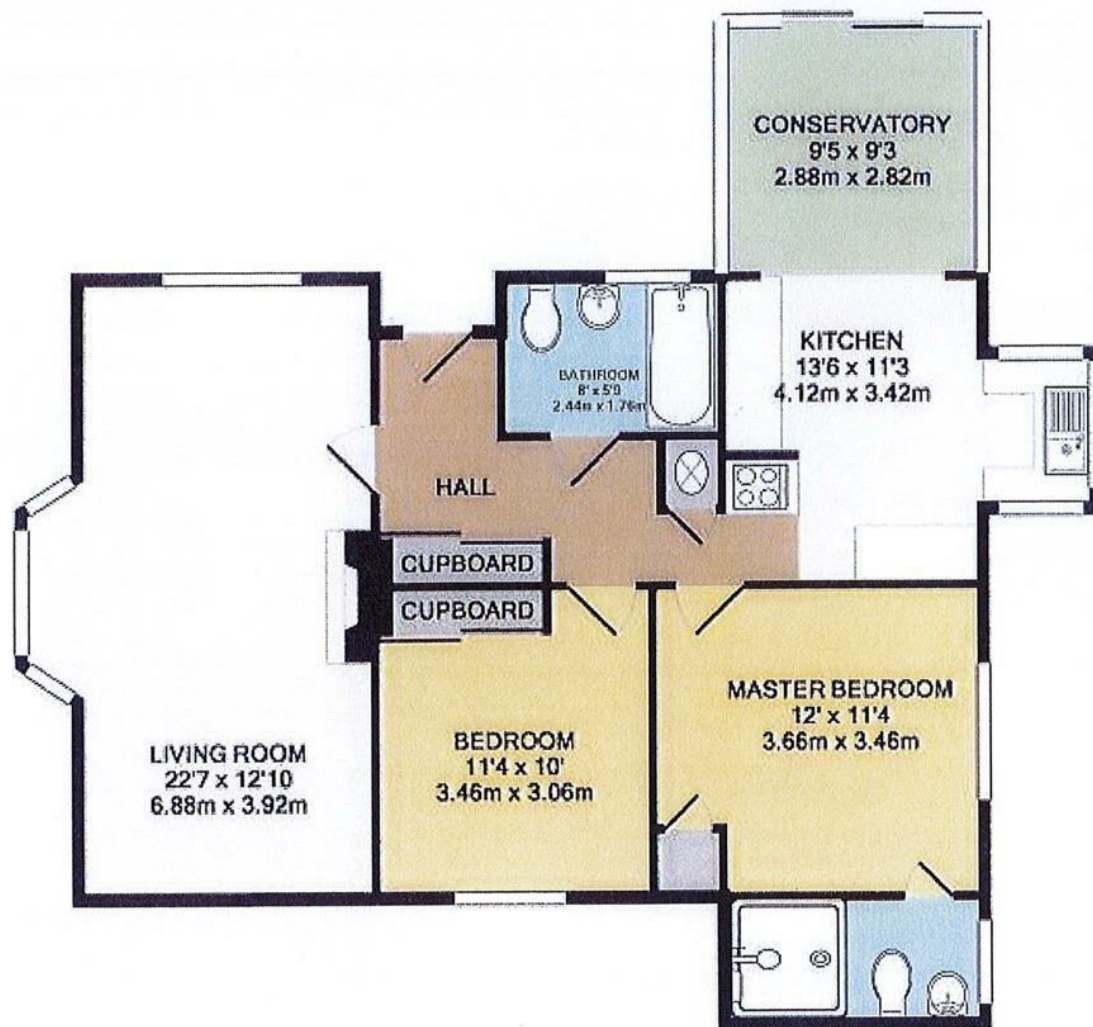
With up and over door, power and lighting, window to the rear, door giving access to the rear garden.

REAR GARDEN

40'0" x 35'1" (12.2 x 10.7)

With patio slab area leading to lawned area enclosed by rose bushes and flowers, various trees and tropical palm, side patio area measuring 13m x 5.24m mainly laid to patio slabs enclosed by fencing and high wall.

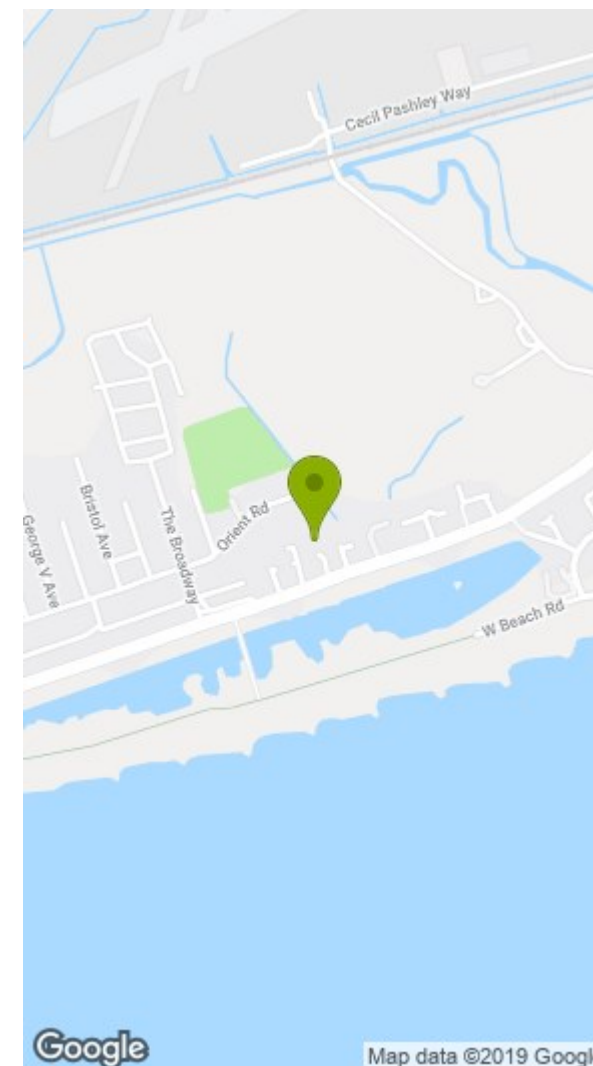




TOTAL APPROX. FLOOR AREA 899 SQ.FT. (83.5 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	