



**£390,000**

**Manor Way**

Lancing, BN15 0QU

## PROPERTY SUMMARY

We are pleased to bring to the open market this charming semi-detached bungalow which offers a delightful blend of comfort and potential located in a quiet cul de sac in Lancing.

The modern kitchen and bathroom have been tastefully updated, providing a contemporary feel while maintaining the bungalow's original charm. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively.

One of the standout features of this property is the south-west facing garden, which promises plenty of sunlight throughout the day. Additionally, the front driveway offers parking for several vehicles.

The location is particularly appealing, as it falls within the catchment area for several reputable schools, making it an excellent choice for families. Furthermore, the potential to extend the property, subject to planning permission, opens up exciting possibilities for those looking to personalise their home.

In summary, this semi-detached bungalow on Manor Way presents a wonderful opportunity to acquire a spacious and well-appointed residence in a desirable area. With its modern amenities, ample outdoor space, and potential for expansion, it is a property that truly deserves your attention.

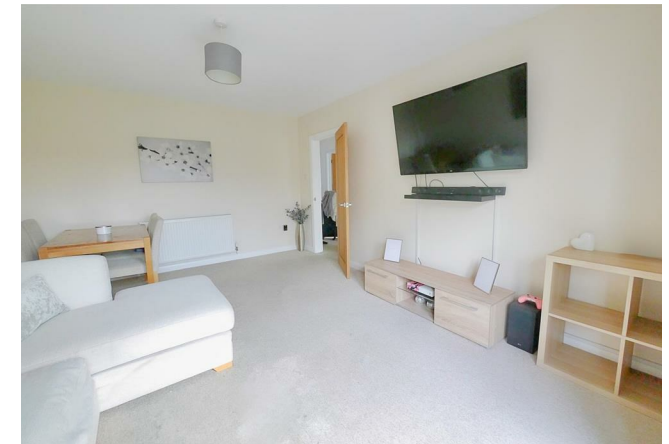
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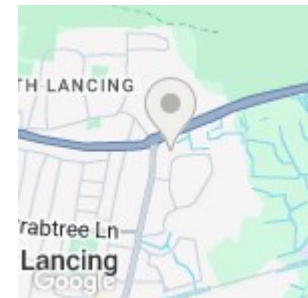
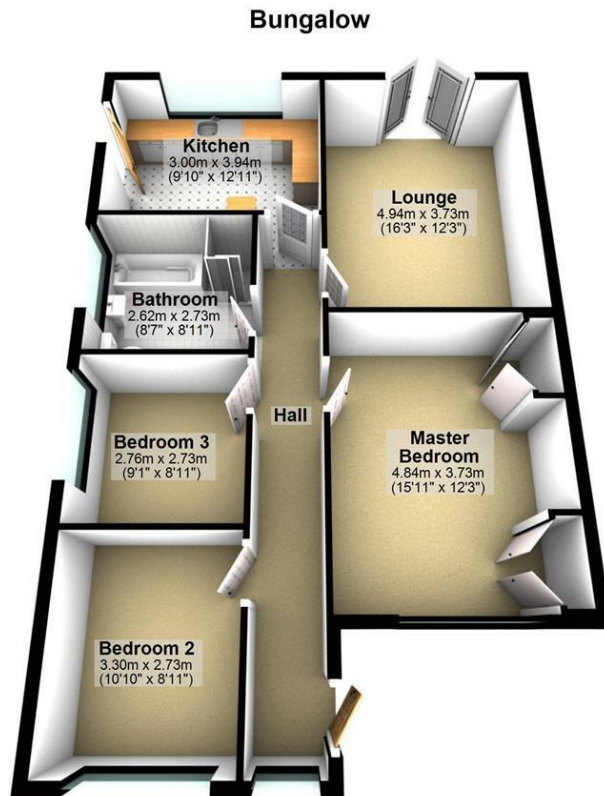


LOCAL AUTHORITY

TENURE  
Freehold

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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