



86 Abbey Road, Lancing , West Sussex
Offers in excess of £290,000



middletton
estates



Hall

Lounge
14' x 10'

Dining Room
9' x 8'

Kitchen
7' x 7'11

Conservatory
19' x 9'

Bedroom 1
12' x 10'

Bedroom 2
10' x 8'11

Bathroom

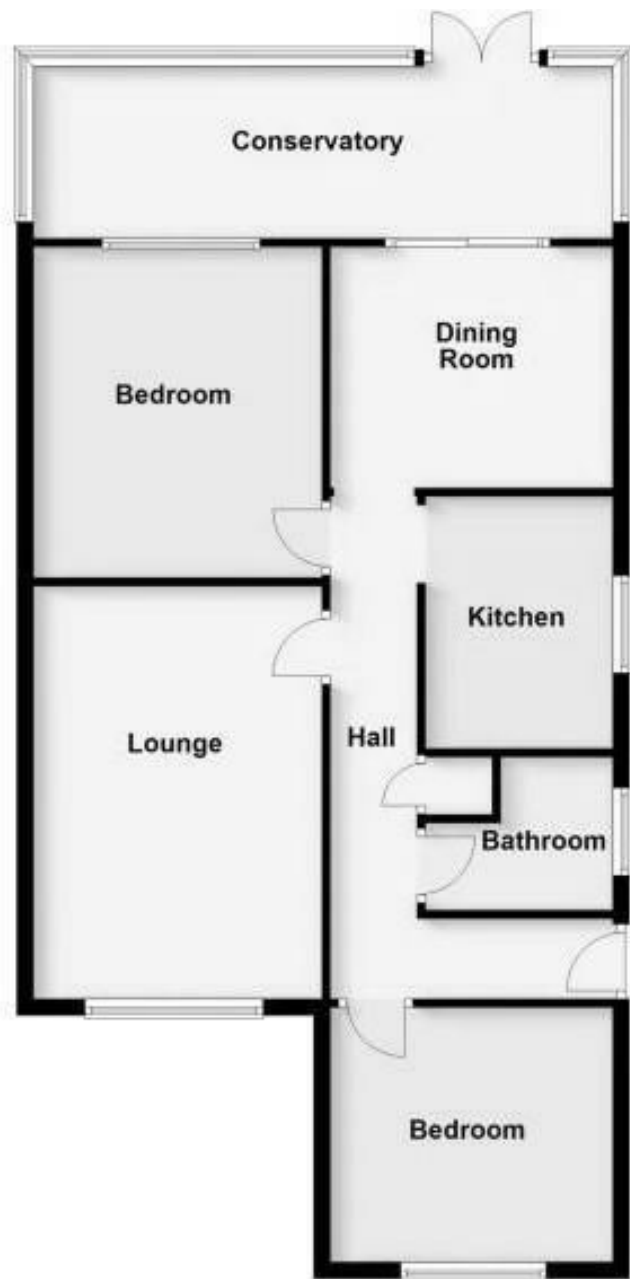
2/3 BEDROOM SEMI-DETACHED BUNGALOW IN POPULAR SOMPTING LOCATION

LOUNGE, KITCHEN, DINING ROOM, CONSERVATORY, 2/3 BEDROOMS, BATHROOM, PRIVATE REAR GARDEN AND DETACHED OFFICE SPACE

Middleton Estates are delighted to be able to offer to the market this 2 double bedroom semi-detached bungalow in Sompting. The property comprises of entrance hallway which can be accessed via the side of the bungalow. The second double bedroom is immediately to the left of the hall as you enter, with the bathroom adjacent. Further along the hall you are presented with the kitchen and separate lounge along with the master bedroom and additional dining room with doors to conservatory at the rear of the property. The conservatory leads out onto the West facing garden of patio laid to lawn, and

further benefits from a detached home office in the garden. The property comes with off road for at least two vehicles and is within walking distance to local shops and schooling.





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

"Call us for your free valuation."