



30 Bramber Close, Lancing, West Sussex BN15 0JA

Guide price £400,000

Offered free of Chain! Middleton Estates are delighted to offer 'For Sale' this 3 bedroom semi detached chalet bungalow in North Lancing which has been recently refurbished. The ground floor offers a separate porch for entrance, perfect for a cloak room, 2 bedrooms that flood with light, a white three piece bathroom suite, a lounge / dining area with a fire place and a modern fitted kitchen. The master bedroom is situated on its own floor with an immaculate shower room en-suite and plenty of storage space in the lofts eaves . The master bedroom also has 2 velux windows on each side of the roof which maximizes the natural light. The garden is slightly leveled with a concrete area and a lawn area. There is also a separate garage that you can access from the side of the property. The driveway offers space for at least 4 cars and has a small front garden.

Bramber close is located close to amenities, schools and the South Downs.

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Porch

Entrance Hallway

Bedroom 2

8'11 x 7'11 (2.72m x 2.41m)

Bedroom 3

8'10 x 7'11 (2.69m x 2.41m)

Family Bathroom

Lounge

12'5 x 10'3 (3.78m x 3.12m)

Diner

13'8 x 10'02 (4.17m x 3.10m)

Kitchen

12'8 x 7'11 (3.86m x 2.41m)

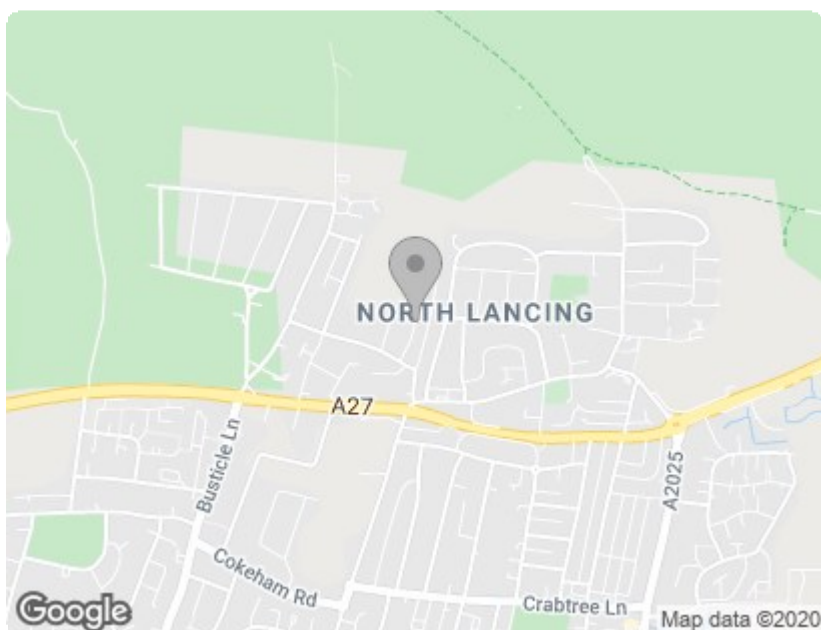
Master Bedroom

19' x 13'4 (5.79m x 4.06m)

En-suite

Garage





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		
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Not environmentally friendly - higher CO ₂ emissions		
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