



middleton

estates



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.

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 10'2 (4.17m x 3.10m)

Kitchen

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

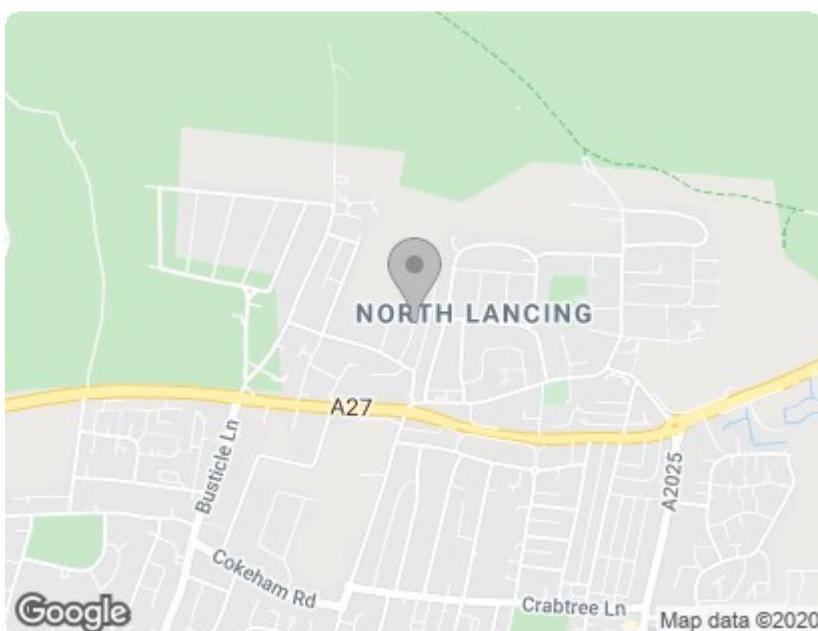
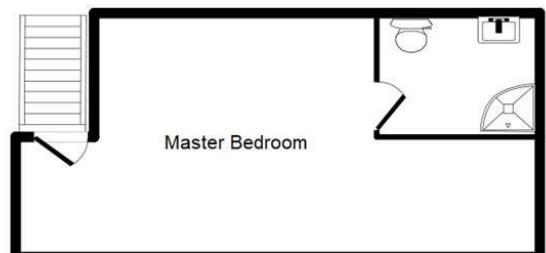
Master Bedroom

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		
(21-38)	F		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		