



ASPIRE RESIDENTIAL

Service | Expertise | Accountability



Pratton Avenue, Lancing, BN15 9NU

Asking Price £365,000

Being sold with no onward chain, this two/three-bedroom detached bungalow offers excellent potential in a convenient Lancing Village location, within walking distance of local shops, schools and Lancing railway station.

The accommodation would now benefit from updating, but provides a spacious and flexible layout with plenty of scope to create a comfortable long-term home. The property includes an entrance hall with fitted storage, double-aspect lounge, two bedrooms, dining room/bedroom three, breakfast area, kitchen and bath/shower room. The large boarded roof space, complete with dormer window, may also offer potential for extension, subject to the necessary consents.

Outside, the west-facing rear garden is a standout feature, offering a good degree of seclusion, lawned areas, mature planting, fruit trees, greenhouse and views towards the South Downs. To the front, a long private driveway provides parking for several vehicles and leads to the garage, with further parking also available.



Council Tax Band: C

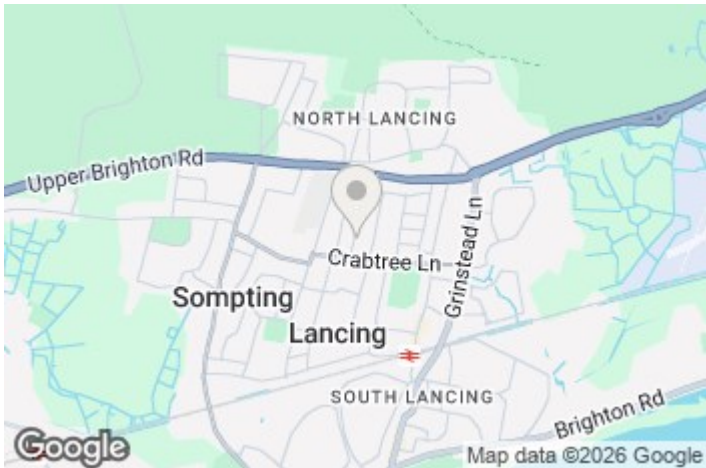
- Chain-free detached bungalow
- Convenient Lancing Village location
- Double-aspect lounge with bay
- Breakfast area overlooking garden
- Long driveway and garage
- Two/three flexible bedrooms
- Excellent potential to update
- Dining room/bedroom three
- Feature west-facing rear garden
- Views towards the South Downs



Lancing Village is a popular and well-connected coastal location, offering a practical range of shops, cafés, schools, bus routes and everyday amenities. The property is conveniently positioned within walking distance of Lancing railway station, providing links along the south coast towards Worthing, Brighton, Chichester and beyond.

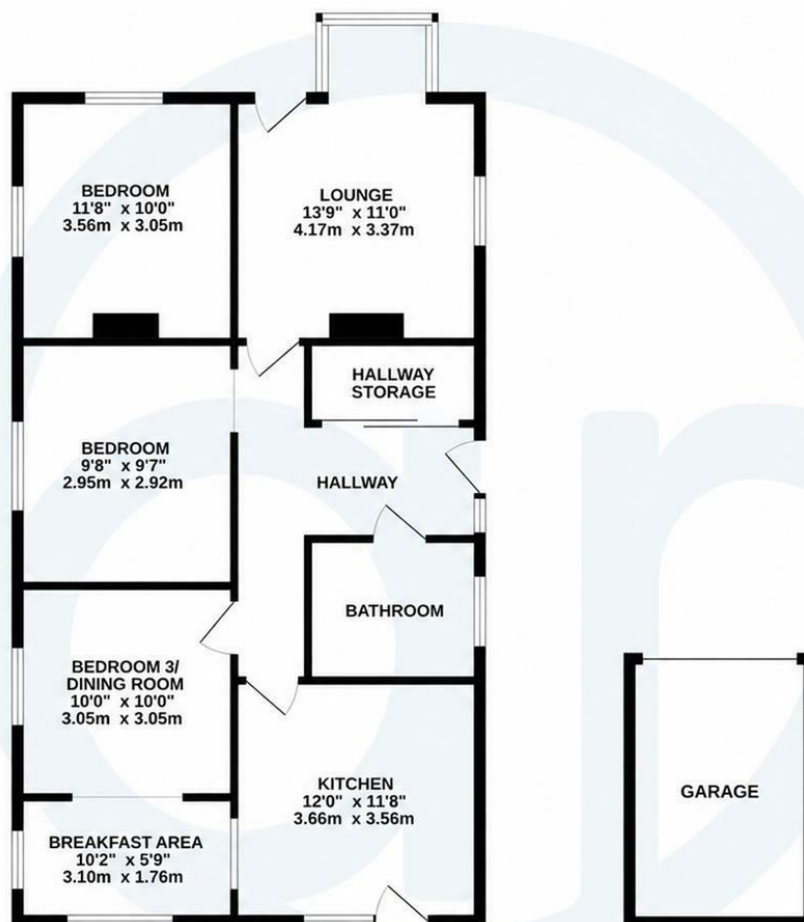
The area is particularly appealing for those seeking a balance of seaside living and day-to-day convenience. Lancing's beach and wide green are within easy reach, offering attractive open space for walking, cycling and enjoying the coast, while the nearby South Downs provide further opportunities for countryside walks and outdoor recreation.

Worthing town centre and Shoreham-by-Sea are both accessible, offering a broader choice of shops, restaurants, leisure facilities and seafront attractions. With its village feel, good transport links and access to both the coast and countryside, Lancing remains a popular choice for families, downsizers and commuters alike.



EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Aspire Residential | Goring-by-Sea

28 Goring Road
Goring-by-Sea
Worthing
BN12 4AD
Telephone: 01903 259 961
Email: info@aspireresidential.co.uk



Aspire Residential | Durrington / Salvington

5 Selden Parade
Salvington Road
Worthing
BN13 2HL
Telephone: 01903 910 424
Email: enquiries@aspireresidential.co.uk

Aspire Residential and Aspire Residential Estate Agents are trading names of Aspire Residential Real Estate Limited, a Company registered in England and Wales with registration number 11512783. VAT No. 305 0761 37

IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.