



Howard Road, Lancing

Offers In Excess Of
£335,000
Freehold

- DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- OFF STREET PARKING
- EPC: D
- FANTASTIC VIEWS
- FITTED KITCHEN
- SUPERB SOUTH FACING GARDEN
- GAS CENTRAL HEATING & DOUBLE GLAZING

Robert Luff & Co are delighted to offer this well presented, two double bedroom DETACHED BUNGALOW, ideally located on the South side of Howard Road in popular North Sompting. The property benefits from STUNNING VIEWS OF THE ENGLISH CHANNEL, a recently installed combination boiler, off street parking, double glazing and a fantastic, SOUTH FACING REAR GARDEN. VIEWING ESSENTIAL!!

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Accommodation

Front Entrance Door with Double Glazed Window Into

Entrance Hall

Picture rail, loft access and radiator.

Living Room 11'9 x 9'8 (3.58m x 2.95m)

Double glazed window to front aspect, feature fireplace, radiator, TV point and radiator.

Kitchen 11'5 x 7'5 (3.48m x 2.26m)

Range of wall of base units with fitted work surface incorporating a stainless steel sink unit with mixer tap and drainer, space and plumbing for appliances, electric oven, gas hob with extractor hood over, wall mounted combi boiler, radiator, tiled floor and double glazed windows to rear and side aspect.

Bedroom One 10'8 x 10'0 (3.25m x 3.05m)

Double glazed window to front aspect, radiator.

Bedroom Two 9'8 x 8'9 (2.95m x 2.67m)

Double glazed window to rear aspect with fantastic views, radiator.

Bathroom

Double glazed window to rear aspect, panel enclosed bath, pedestal wash hand basin, low level flush WC, ladder radiator and part tiled walls.

Front Garden

Decorative flower beds with various plants and shrubs.

South Facing Rear Garden

Mainly laid to lawn, timber shed, further metal shed, double gates to side providing hard standing for caravan/boat, seating area and stunning sea views.

Parking

Tarmac hard standing providing parking for up to two vehicles.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.