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## Description

Robert Luff & Co are delighted to offer to market this three-bedroom extended semi-detached house. The home provides a practical layout with two reception rooms, an extended kitchen/breakfast room, and a first-floor arrangement comprising two double bedrooms, a single bedroom, and a wet room. The property includes a south-facing rear garden with lawn and patio, a garage with rear parking, and a front garden laid to lawn. While the house would benefit from modernisation, it offers a solid structure, well-proportioned rooms, and useful outside space suitable for a range of needs.



## Key Features

- Extended Semi-Detached House
- Scope For Modernisation
- South-Facing Garden
- Close to Local Amenities
- EPC- TBC
- Three Bedrooms
- Garage and Off-Road Parking
- Close To Well Regarded Schools
- Good Transport Links
- Council Tax Band-C



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### Location

Bowness Avenue enjoys a peaceful residential setting within the popular coastal village of Lancing, ideally placed between Worthing and Shoreham-by-Sea. The location offers convenient access to local shops, schools, cafés, and leisure facilities, while the stunning South Downs and Lancing's long stretch of beach sit just moments away. Excellent transport links enhance everyday convenience, with Lancing railway station providing direct services to Brighton, London, and Southampton, and frequent bus routes connecting the surrounding towns. Easy road access to the A27 and A259 makes commuting simple, creating an appealing blend of seaside living and strong connectivity.

### Inside

This three-bedroom semi-detached home offers generous living space and fantastic potential, with scope for modernisation to create a superb family property. The ground floor features an inviting entrance hall, a spacious lounge/dining room ideal for entertaining, and an extended kitchen/breakfast room providing excellent everyday practicality. Upstairs, the first-floor landing leads to

two well-proportioned double bedrooms, a further single bedroom, and a convenient wet room. With its versatile layout and opportunity to update to personal taste, this property presents an appealing chance to shape a comfortable long-term home.

### Outside

The property enjoys an attractive exterior, featuring a generous south-facing rear garden with a lawn and a patio area. A garage with additional off-road parking to the rear provides excellent practicality for vehicles or storage, while the front garden, laid to lawn, enhances the home's kerb appeal.

### Lifestyle

This home offers an easy, relaxed lifestyle with plenty of space for everyday living and entertaining, making it ideal for families or anyone seeking comfort and convenience. With two reception rooms and a bright kitchen/breakfast area, there's room to enjoy meals together, unwind, or host friends, while the south-facing garden provides a sunny retreat for outdoor dining, play, or gardening. Its practical layout, generous bedrooms, and peaceful residential setting create a balanced way of living that



blends indoor comfort with  
inviting outdoor space.



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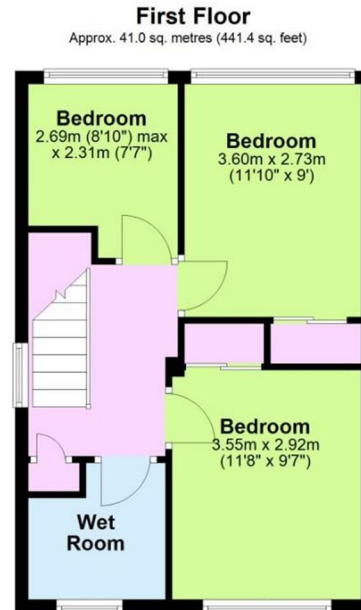
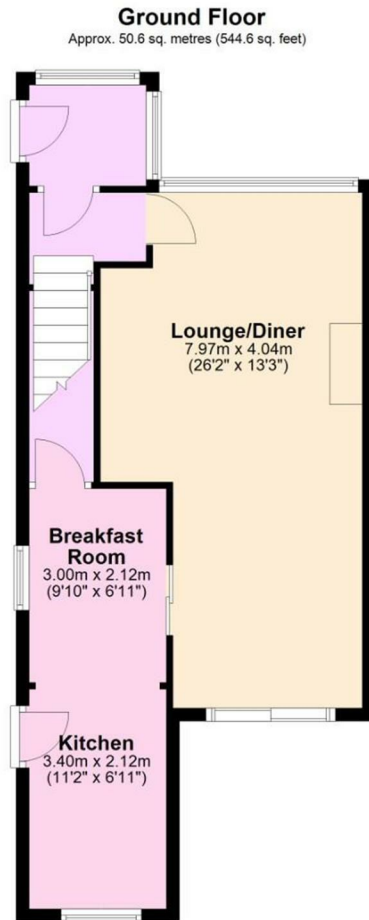


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## Floor Plan Bowness Avenue



Total area: approx. 91.6 sq. metres (986.0 sq. feet)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.

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