



## Western Road North, Lancing

Offers In Excess Of  
£350,000  
Freehold

- Well Presented Throughout
- Semi-Detached Bungalow
- Lounge through to Conservatory
- Bathroom with Separate Shower Enclosure
- Two Double Bedrooms
- West Facing Rear Garden
- Ample Off Road Parking
- Tenure: Freehold
- EPC Rating: D

Robert Luff & Co are delighted to present this FANTASTIC, RECENTLY REFURBISHED semidetached bungalow, ideally located on a bus route, close to local shops and doctors' surgery. The property has been the subject of great improvement and features: Living room opening onto CONSERVATORY, fitted kitchen, BEAUTIFUL CONTEMPORARY BATHROOM WITH BATH AND SEPARATE SHOWER ENCLOSURE and two double bedrooms. Outside, there is a PRETTY, WESTERLY ASPECT REAR GARDEN and AMPLE OFF STREET PARKING TO THE FRONT. Viewing Essential!!

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## Accommodation

### Front Entrance Door Into:

#### Entrance Hall

Double glazed windows to front aspect, radiator and loft access.

#### Lounge 13'0 x 10'5 (3.96m x 3.18m)

Double glazed doors leading to conservatory, TV point and radiator.

#### Conservatory 14'0 x 11'8 (4.27m x 3.56m)

Double glazed windows to rear and side aspect, double glazed doors to side, two radiators and wall lights.

#### Kitchen 10'5 7'8 (3.18m 2.34m)

Range of fitted wall and base units with wood block work surfaces incorporating sink unit with mixer tap and drainer, electric oven and grill, gas hob with extractor hood over, space and plumbing for washing machine, space for further appliances, radiator, double glazed window to side aspect and double glazed door to rear.

#### Bathroom

Tile enclosed double ended bath with mixer tap and shower attachment, pedestal wash hand basin, low level flush WC, walk in shower enclosure, shaver point, ladder radiator, fully tiled and double glazed window to rear aspect.

#### Bedroom One 14'10 x 10'5 (4.52m x 3.18m)

Double glazed window to front aspect, radiator.

#### Bedroom Two 10'9 x 9'0 (3.28m x 2.74m)

Double glazed window to front aspect, radiator.

#### WEST Facing Rear Garden

Laid to white shingle for ease of maintenance, outside tap and fully fence enclosed.

#### Parking

Parking for multiple cars laid to shingle



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

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**Floor Plan**

Approx. 72.8 sq. metres (783.2 sq. feet)



Total area: approx. 72.8 sq. metres (783.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.