



5



2



3



C



Description

Robert Luff & Co are delighted to welcome to the market this wonderfully positioned, extended chalet bungalow with front and rear gardens and detached garage. Located in one of the most popular avenues in Lancing giving easy access to Lancing Village centre with its array of amenities and local cafes whilst also offering a selection of local transport options. Internally the property offers a beautiful open plan kitchen dining room with bi fold doors and a convenient island looking out to the pretty rear garden, a modern fitted kitchen offers integrated appliances and ample storage with a large space dedicated for dining and works well as a family day room whilst the west facing lounge offers a haven for cozy evenings. Also on the ground floor the property boasts two double bedrooms both with en-suite shower rooms whilst the first floor benefits from three further bedrooms and family bathroom. Outside the space continues with a good size rear garden with seating area, side and rear access and a detached garage. CHAIN FREE

Key Features

- Extended Semi-Detached Modern Chalet Bungalow
- Versatile Accommodation With Two Ground Floor Bedrooms Previously Used As A Self Contained Annexe
- Detached Garage With Rear Access
- On Of The Most Desirable Locations - Close To Lancing Village & Public Transport
- CHAIN FREE
- Five Bedrooms, Two With En-suite Shower Rooms
- Open Plan Kitchen Dining Room With Bi-fold Doors To Garden
- Good Size Sunny Rear Garden With Decked Seating Area
- Substantial Property With Large Family Room & Additional Reception Room
- Council Tax Band - C - EPC - C





Front Door

Leading to:

Entrance Hall (could be used as an office space)

Wood laminate flooring, stairs to first floor, doors to:

Lounge

Carpet, dual aspect double glazed window, radiator

Kitchen/Dining Room

Wood laminate flooring, modern kitchen with island, integrated double fridge, integrated double freezer, integrated double oven, integrated dishwasher, washing machine, wine cooler, 5 ring hob with extractor over, inset sink drainer with tap over, bi-fold doors to garden, radiator, door to:

Ground Floor Bedroom

Wood laminate, double glazed patio doors to garden, radiator, door to:

En-suite Shower Room

Vinyl flooring, walk in shower cubicle, wash hand basin, low level flush w/c, heated towel rail

Ground Floor Bedroom

Carpet, double glazed window (W) facing, radiator, door to:

En-suite Shower Room

Vinyl flooring, walk in shower cubicle, low level flush w/c, wash hand basin in vanity unit, heated towel rail

First Floor

Landing

Carpet, storage cupboard, doors to:

Bedroom One

Carpet, double glazed window (E) aspect, Velux window, radiator x 2, eaves storage

Bedroom

Wood laminate flooring, radiator, double glazed window (W) aspect,

Bedroom

Carpet, double glazed window (E) aspect, radiator

Bathroom

Wood laminate flooring, Jacuzzi bath, wash hand basin, low level flush w/c in vanity unit, part tiled, double glazed (E) aspect

Outside

Rear Garden

Decking seating area, lawn area, enclosed by fence with side access,

Front Garden

Laid to lawn, enclosed by wall,
path to front door.

Garage

Up and over door, power and
light, access from rear of
property or garden





robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff
& Co



robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff
& Co

Floor Plan Grand Avenue



Energy Efficiency Rating	
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	
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
(1-20)	G
Not environmentally friendly - higher CO ₂ 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.

robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE
01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co