



Robert
Luff & Co
1903 331737
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FOR SALE



Offers In Excess Of
£375,000
Freehold

Chester Avenue, Lancing

- Extended Semi-Detached Bungalow
- Off Road Parking & Garage
- Modern Style Kitchen
- No Ongoing Chain
- EPC Rating - E
- Two Double Bedrooms
- Front & Rear Gardens
- Popular Location Close To Lancing Village & Seafront
- In Need Of Some Modernisation
- Council Tax Band - C

We are delighted to present this extended semi-detached bungalow which boasts two spacious double bedrooms and two reception rooms ideal for a small family or those looking downsize.

Situated just moments away from Lancing village which offers a mainline train station, an array of local shops and eateries as well as being a moments walk the picturesque seafront with the ever popular Perch Café, this property offers convenience and tranquility in equal measure. Outside the property offers ample off-road parking for multiple cars and a garage as well as front and rear gardens

Although this property is in need of modernisation, it presents a fantastic opportunity for those with a keen eye for design to create their dream home. Best of all, this property is chain-free, making the buying process smooth and hassle-free.

Don't miss out on the chance to own a piece of this sought-after location and transform this bungalow into a stylish and comfortable retreat

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Front Door

Leading to:

Hallway

Wood laminate flooring, radiator, hatch to loft space, cupboard housing electric meters with further cupboard above, central heating thermostat. doors leading to:

Lounge 15 x 11'5 (4.57m x 3.48m)

Carpet, coal burning effect living flame gas fire in stone surround with complimenting hearth and mantel, radiator, double glazed half bay window.

Kitchen 12'3 x 11'7 (3.73m x 3.53m)

Vinyl flooring, range of eye and base level cupboards with worksurfaces over, built in electric oven, gas hob with extractor over, sink and drainer with tap over, double glazed window, island style work surface with seating around, boiler housed on wall, washing machine, opening to:

Dining Room 11' x 10'6 (3.35m x 3.20m)

Carpet, Radiator, double aspect with double glazed window, double glazed door to side access, double glazed sliding patio door leading to rear garden.

Bedroom One 12'7 x 11'6 (3.84m x 3.51m)

Carpet, radiator, double glazed window

Bedroom Two 12'5 x 10'8 (3.78m x 3.25m)

Radiator, range of recessed built-in wardrobes with floor to ceiling sliding doors, double glazed window.

Bathroom

Wood laminate flooring, part tiled walls, walk in shower, wash hand basin in vanity unit, double glazed windows

W/C

Wood laminate flooring, low level flush w/c, double glazed window

Outside

Rear Garden

Mainly laid to lawn with mature shrubs and borders, side access to driveway and garage

Front Garden

Laid to patio with flower beds

Driveway

Laid to patio with space for multiple vehicles with dropped kerb gives access to garage.

Garage

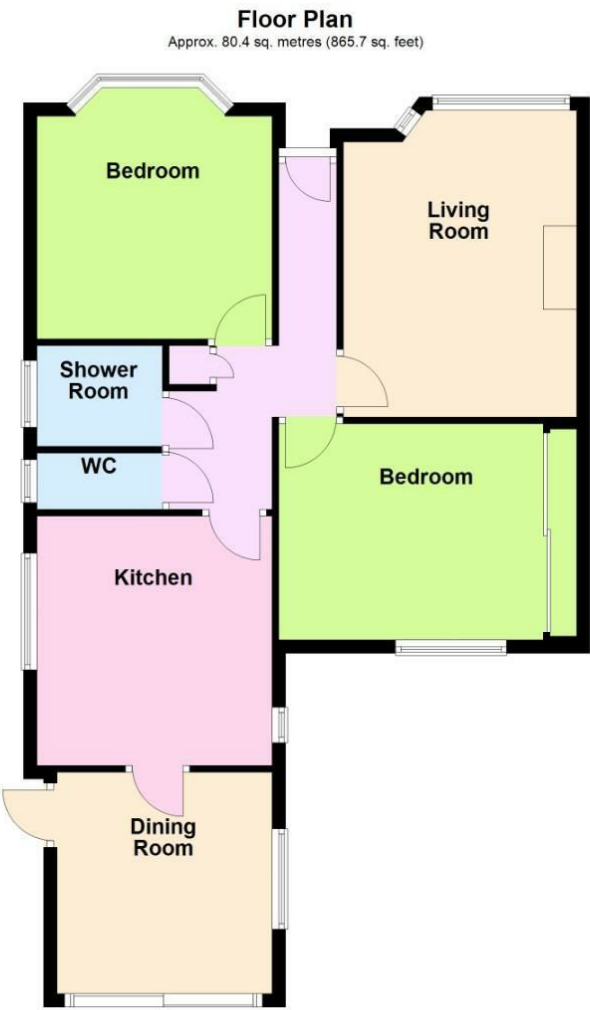
Up and over door to front, passenger door to garden



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

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Total area: approx. 80.4 sq. metres (865.7 sq. feet)

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