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Description

Robert Luff & Co are delighted to welcome to the market this beautifully presented three bedroom semi-detached bungalow in a prime location close to local transport links. Internally the property has been lovingly refurbished to offer a large modern fitted kitchen with patio doors to the garden, lounge diner also with patio doors to the garden, three double bedrooms and modern fitted shower room whilst externally the property boasts off road parking for multiple vehicles, a detached garage and a well maintained rear garden. Located just under a mile away is Lancing Village high street with its selection of local shops, cafes bars and eateries along with a mainline train station, closer by there are some local amenities including a convenience shop, hair dressers, DRs and dentist surgery. This property is offered for sale with no ongoing chain.



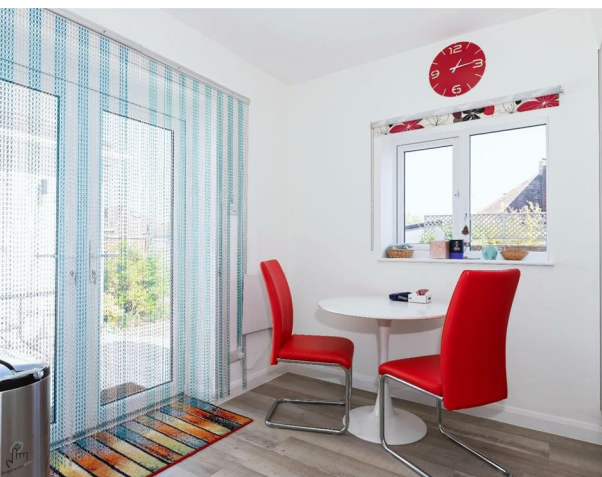
Key Features

- Semi-Detached Family Home
- Spacious Fitted Kitchen
- Beautifully Presented Throughout
- Ample Off-Road Parking
- Garage
- Three Double Bedrooms
- Large Lounge/Diner
- Low-Maintenance Garden
- No Ongoing Chain
- EPC Rating - D & Council Tax Band - C



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UPVC double glazed door into:

Porch

Hanging space. Radiator. Door into:

Entrance Hallway

Radiator. Laid wood effect flooring. Storage cupboard. Cupboard housing electric fuse box.

Bedroom

4.29m x 3.48m (14'01 x 11'05)
 Double glazed bay window to front. Feature fireplace with black surround and hearth. TV point. Dado rail and coving. Downlight.

Kitchen

5.89m x 3.00m (19'04 x 9'10)
 Part tiled walls. Spotlights. Marble effect working surfaces incorporating a one and a half bowl black sink and drained with mixer tap. Four ring electric 'Lamona' hob with extractor above. Range of grey fitted base and wall units. Space and plumbing for washing machine, dryer, dishwasher and fridge/freezer. Zanussi raised fitted oven. Dual aspect double glazed windows to side and rear. Double glazed French doors leading to garden. Spotlights. Vertical radiator. Electric heater.

Lounge/Diner

6.86m x 2.92m (22'06 x 9'07)
 Two radiators. Laid wood effect flooring. Spotlights. TV point. Fitted shelving unit. Double glazed window to rear. Double glazed French door leading to garden.

Bedroom One

4.37m x 3.53m (14'04 x 11'07)
 Double glazed bay window to front. Radiator. Downlights. Dado rail and coving.

Bedroom Two

2.82m x 2.44m (9'03 x 8'00)
 Double glazed window. Downlight. Radiator. Coving and dado rail.

Shower Room

1.85m x 1.75m (6'01 x 5'09)
 Walk-in fitted shower cubicle with rainfall shower head, separate attachment and glass screen. Fully tiled walls. Laid wood effect flooring. Frosted double glazed window to side. Integrated low level flush WC with push button. Sink set in vanity unit with mixer tap. Mirror fronted cupboard. Stainless steel heated towel rail. Extractor fan.

Outside

Rear Garden

Outside lights. Raised patio area with wooden effect. Lower patio area. Lawn area. Fence and wall enclosed. Flower beds with mature shrubs and plants. Shingle area. Outside power point. Side access with car hard standing brick paving. Outside tap.

Garage

4.70m x 2.36m (15'05 x 7'09)

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Power and lighting. Up and over door. Windows to side and rear. Entrance via gate.



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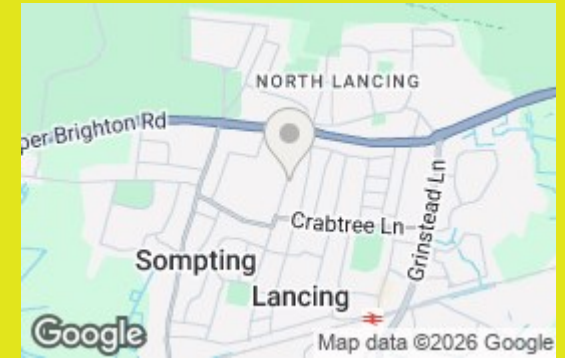
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Floor Plan Upper Boundstone Lane



Total area: approx. 81.3 sq. metres (875.5 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(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 environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales		England & Wales	

Energy Efficiency Rating: 85 (Current), 59 (Potential)

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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