



3



2



2



D



## Description

Robert Luff & Co are delighted to present this spacious and well presented semi-detached chalet bungalow, ideally located just within easy walking distance of Lancing village centre. Lancing beach is within a 600 yard radius and several well regarded schools are close by. The generous accommodation features: 17ft Westerly aspect lounge, separate dining room, fitted kitchen, conservatory, ground floor double bedroom and bathroom, first floor landing, primary bedroom with en-suite WC & further double bedroom. Outside, there is a beautiful, West facing rear garden with "Chill Out Hut", useable front garden seating area, ample parking and a garage. VIEWING ESSENTIAL!!



## Key Features

- Extended Chalet Bungalow
- Living Room, Conservatory & Separate Dining Room
- Fitted Kitchen
- Three Double Bedrooms
- En-Suite WC to Primary Bedroom
- Pretty West Facing Garden
- Garage & Parking
- Close To Beach & Village Centre
- EPC: D
- Council Tax Band: C



[robertluff.co.uk](http://robertluff.co.uk)

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)

Robert  
Luff & Co



### Entrance Hall

Double glazed front door, wood effect flooring.

### Living Room

**5.41m x 3.66m (17'9" x 12')**  
Double glazed window and patio door, coving, wood effect flooring, radiator.

### Conservatory

**7.04m x 1.75m (23'1" x 5'9")**  
Double glazed windows and door.

### Dining Room

**4.75m x 3.53m (15'7" x 11'7")**  
Double glazed windows to front, coving, wood effect flooring, radiator.

### Bedroom

**3.73m x 3.05m (12'3" x 10')**  
Double glazed window to front, coving, radiator.

### Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap & shower over, pedestal wash hand basin, close coupled WC, fully tiled walls, coving, downlighters, heated towel rail.

### First Floor Landing

### Bedroom

**4.37m x 3.40m (14'4" x 11'2")**  
Double glazed window to rear, coving, wardrobe, radiator.

### En-Suite WC

Close coupled WC, wash hand basin with cupboard under, extractor fan.

### Bedroom

**3.30m x 3.18m (10'10" x 10'5")**  
Double glazed Velux window to front, built in desk, laminate flooring, radiator.

### Outside

### West Facing Rear Garden

Lawn, patio, flowerbeds, undercover seating area/ pergola, "Chill Out" hut which is fully insulated.

### Private Driveway

### Front Garden

Enclosed front garden laid to patio to form a perfect seating area.

### Garage



[robertluff.co.uk](http://robertluff.co.uk)

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)

Robert  
Luff & Co

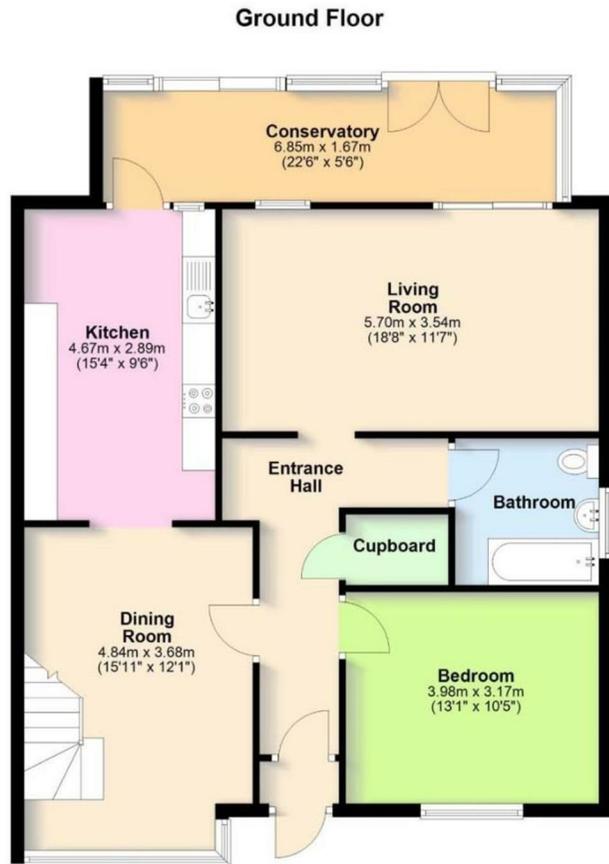


robertluff.co.uk

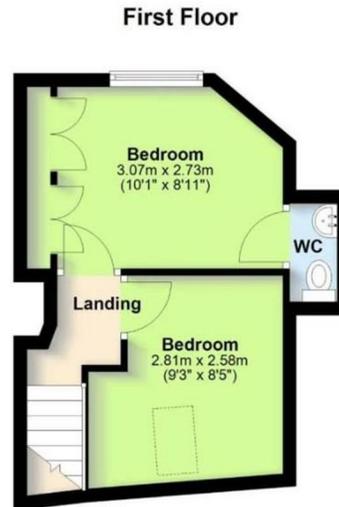
3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co

# Floor Plan Kings Close



Total area: approx. 116.2 sq. metres (1250.7 sq. feet)



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

Energy Efficiency Rating: 83 (Current), 66 (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.

robertluff.co.uk

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

01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co