



## Western Road, Lancing

Offers In Excess Of  
£400,000  
Freehold

- Detached Bungalow
- Double Glazing Throughout
- Off Street Parking for Multiple Vehicles
- Garage with Power
- EPC - D
- Two Double Bedrooms
- Storage Throughout
- Outside Office space with Power
- Potential for Extension
- Council Tax Band - D

Robert Luff & Co are delighted to present this spacious DETACHED BUNGALOW occupying a GENEROUS CORNER PLOT in Sompting. The accommodation comprises: Entrance porch, entrance hall, "L" SHAPED LOUNGE/DINING ROOM, fitted kitchen, utility area, TWO DOUBLE BEDROOMS and bathroom. Outside, there are front, rear and side gardens offering HUGE POTENTIAL FOR EXTENSION, private driveway, garage and OFFICE/STUDIO. Viewing essential - NO CHAIN!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Entrance Porch

Double Glazed windows to Front and Side, Porch light, Stained Glass inner door leading to Entrance hall.

### Entrance Hall

Double Glazed windows to front, Loft access, Coving, Radiator, Storage cupboards housing electric meter and fuse box.

### Lounge/Diner 17' x 10' x 18'8" (5.18m x 3.05m x 5.69m)

L Shaped room, Carpeted, Two radiators, Double Glazed windows to front and side, Coving, Patio doors leading to, Garden.

### Kitchen 8'8" x 8'3" (2.64m x 2.51m)

Double Glazed window to rear, Fitted roll edge work surfaces, Tiled Splash backs, Range of eye and base level wood front fitted Cupboards, Glass Display Cabinets, one and a half sink with mixer tap and drainer board, Fitted electric oven with gas hob and extractor fan, Space and Plumbing for Dishwasher, Coving.

### Utility Room 7'4" x 5'5" (2.24m x 1.65m)

Range of eye and base level Cupboards, Larder Cupboard, Roll Edge work surface, Wall mounted central heating Controls.

### Lean To 6' x 4'8" (1.83m x 1.42m)

Double Glazed Windows to rear and side, Double Glazed Door to Garden, Space and plumbing for washing machine.

### Bedroom Two 10'2" x 10'2" to wardrobe doors (3.10m x 3.10m to wardrobe doors)

Duel aspect double glazed windows to front and side, Radiator, Carpet.

### Bedroom One 12'1" x 12'2" (3.68m x 3.71m)

Double Glazed sliding doors to garden, Carpet, Radiator, Coving, TV point.

### Bathroom

Fitted suite comprising; Bath, separate shower enclosure, wash hand basin, WC, tiled walls, airing cupboard with slatted shelving, radiator.

### Garden

Laid to Patio and Lawn, Side access, Fence enclosed, Side Garden laid to lawn, with potential for extension subject to planning.

### Garden Office/ Room 16' x 12'4" (4.88m x 3.76m)

Wood effect Laminate flooring, Double Glazed window to side, Power, Light, Door leading to garage.

### Garage 18'5" x 8'4" (5.61m x 2.54m)

Up and over door, Power, Light.

### Front Garden

Laid to Lawn, Enclosed with bushes, Trees and shrubs.

### Driveway

Space for multiple cars to park, Access to garage, Side access to garden.



# Floorplan



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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.