



Milton Close, Lancing



Price
£350,000
Freehold

- Two Bedroom Semi-Detached Bungalow
- Located Close To Lancing Village Centre
- No Ongoing Chain
- Wet Room
- Council Tax Band - C
- Garage & Off Road Parking
- Modern & Well Presented Throughout
- Two Double Bedrooms
- South Facing Rear Garden
- EPC Rating - D

We are delighted to welcome to the market this wonderful TWO BEDROOM semi-detached BUNGALOW in the popular Milton Close, located just a short stroll from Lancing Village Centre which benefits from an array of local shops, post office and cafes as well its mainline train station and local transport links.

This bungalow is modern throughout whilst briefly comprising; a convenient wet room, two double bedrooms, a good size lounge and modern fitted kitchen internally whilst outside offers front and rear gardens, off road parking and a garage and is offered for sale with no ongoing chain.

Call now to arrange your viewing.

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

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Accommodation

Front Door

Leading to:

Entrance Hall

Carpet, radiator, doors to:

Kitchen 8'04 x 12'01 (2.54m x 3.68m)

Vinyl flooring, double glazed window, patio door to driveway, range and eye a base level cupboards with work surfaces over, integrated double electric oven, electric hob with extractor over, ceramic sink drainer with mixer tap, space for washing machine, space for fridge freezer.

Lounge 15'04 x 10'08 (4.67m x 3.25m)

Carpet, radiator, sliding double glazed door to garden, feature fireplace with surround

Bedroom One 12'07 x 10'08 (3.84m x 3.25m)

Carpet, double glazed window, radiator

Bedroom Two 11'10 x 9'03 (3.61m x 2.82m)

Carpet, radiator, double glazed window

Wet Room 5'11 x 8'03 (1.80m x 2.51m)

Vinyl flooring, shower, wash hand basin, low level flush w/c, heated towel rail, double glazed window

Outside

Front Garden

Mainly laid to lawn with mature flower beds, off road parking for multiple cars, driveway leading to garage

Rear Garden

South facing and mainly laid to lawn enclosed by fencing, decking area for seating, mature shrubs and borders, side access to driveway & garage

Garage

Up and over door, power and light.



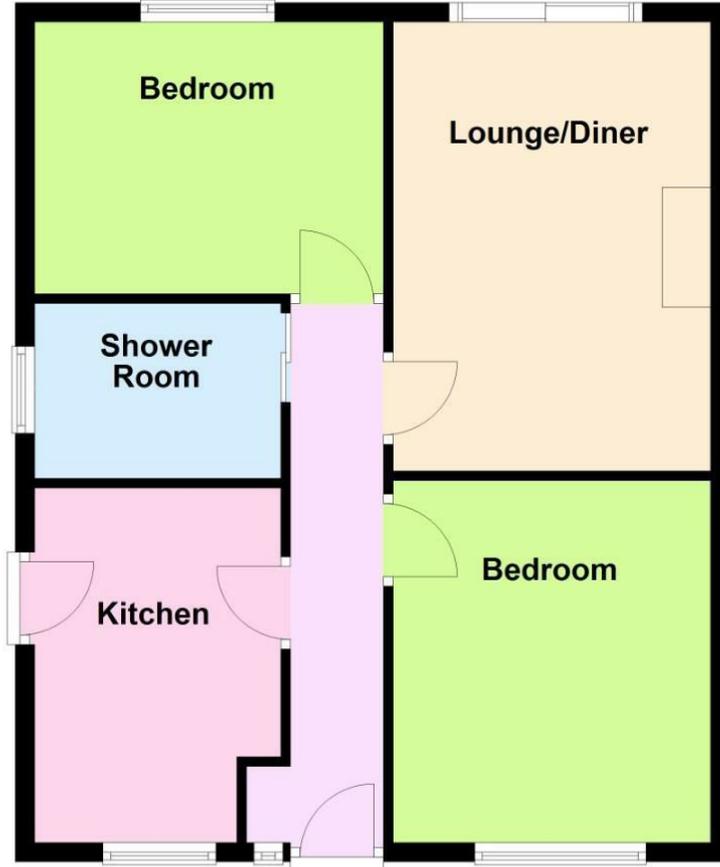
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Floor Plan

Approx. 59.9 sq. metres (644.6 sq. feet)



Total area: approx. 59.9 sq. metres (644.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 67 </div>
(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		Current	Potential
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	

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