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Description

Robert Luff & Co are delighted to present this semi-detached bungalow, located in a small residential Cul-de-sac in popular Sompting. A local Co Op is available just a few minutes' walk away in Test Road, along with a popular fish & chip shop. The Pulse bus service passes close by, providing easy access to Worthing town and Lancing village centre. The accommodation briefly comprises: Entrance hall, living/dining room, kitchen, two generous bedrooms, bathroom, separate WC and a sun room. Outside, there is a good size rear garden, front garden, private driveway & garage. The property benefits from gas central heating, double glazing and NO ONWARD CHAIN.



Key Features

- Semi-Detached Bungalow
- Generous Garden
- Gas Central Heating & Double Glazing
- No Onward Chain
- Council Tax Band: C
- Two Bedrooms
- Private Driveway & Garage
- Close To Shops & Bus Services
- EPC: TBC



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



Entrance Hall

Living Room
5.00m x 3.12m (16'5" x 10'3")

Kitchen
3.00m x 2.64m (9'10" x 8'8")

Bedroom One
4.11m x 3.12m (13'6" x 10'3")

Bedroom Two
3.10m x 2.64m (10'2" x 8'8")

Bathroom

Separate WC

Sun Room
4.95m x 2.31m (16'3" x 7'7")

Outside

Rear Garden

Front Garden

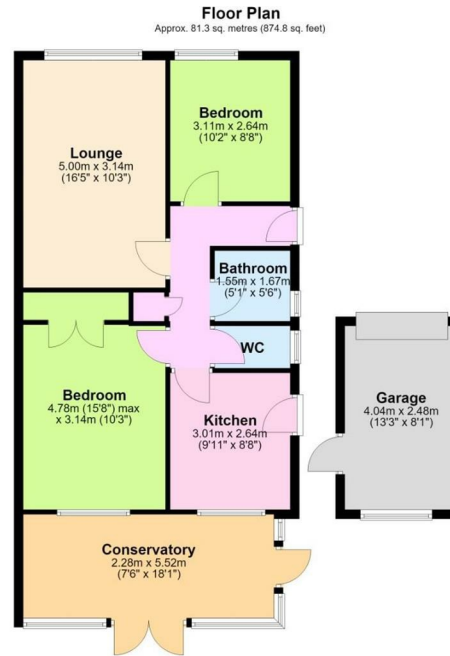
Private Driveway
To:

Garage
4.98m x 2.46m (16'4" x 8'1")





Floor Plan Trent Close



Total area: approx. 81.3 sq. metres (874.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	

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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