



Kings Close, Lancing



£375,000
Freehold

- Semi-Detached Bungalow
- Two Double Bedrooms
- 19FT Lounge
- Fitted Kitchen/Breakfast Room
- Pretty West Facing Garden
- Wet Room
- Disabled Access
- EPC: D
- Council Tax Band: C
- NO CHAIN

Robert Luff & Co are delighted to present this SPACIOUS SEMI-DETACHED BUNGALOW, ideally located close to Lancing village centre and beach. The property, which has been greatly improved by the current owners and adapted for disabled access, features: Entrance hall, 19ft living room, contemporary fitted kitchen/breakfast room, TWO DOUBLE BEDROOMS, and wet room. Outside, there is an attractive, WEST FACING REAR GARDEN with decked area and large storage shed, shingle front garden and private driveway providing ample off street parking for several vehicles. VIEWING ESSENTIAL!!

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

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Accommodation

Entrance Hall

Double glazed front door, coving, large storage cupboard, loft access, wall mounted consumer unit.

Living room 19'3" x 11'7" (5.87m x 3.53m)

Double glazed window to front, coving, radiator.

Kitchen/Breakfast Room 15'1" x 10'5" (4.60m x 3.18m)

Double glazed window and door to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted work surfaces incorporating stainless steel single drainer sink unit with mixer tap, fitted electric oven and gas hob with extractor hood over, space and plumbing for washing machine, breakfast bar, tiled splash-backs, radiator.

Bedroom One 12' x 10'5" (3.66m x 3.18m)

Double glazed French doors opening onto garden, coving, television aerial point, radiator.

Bedroom Two 12'2" x 10' (3.71m x 3.05m)

Double glazed window to front, coving, radiator.

Wet Room

Double glazed window to side, wall mounted shower with controls, vanity unit with inset wash hand basin and cupboards under, close coupled W/C, majority tiled walls, heated towel rail, extractor fan.

Outside

West Facing Rear Garden

Decking, lawn, decorative shingle pathways, flower beds, large timber shed, fence enclosed, side access via gate.

Front Garden

Decorative shingle, path to front door.

Private Driveway

Ample parking for two or three vehicles.

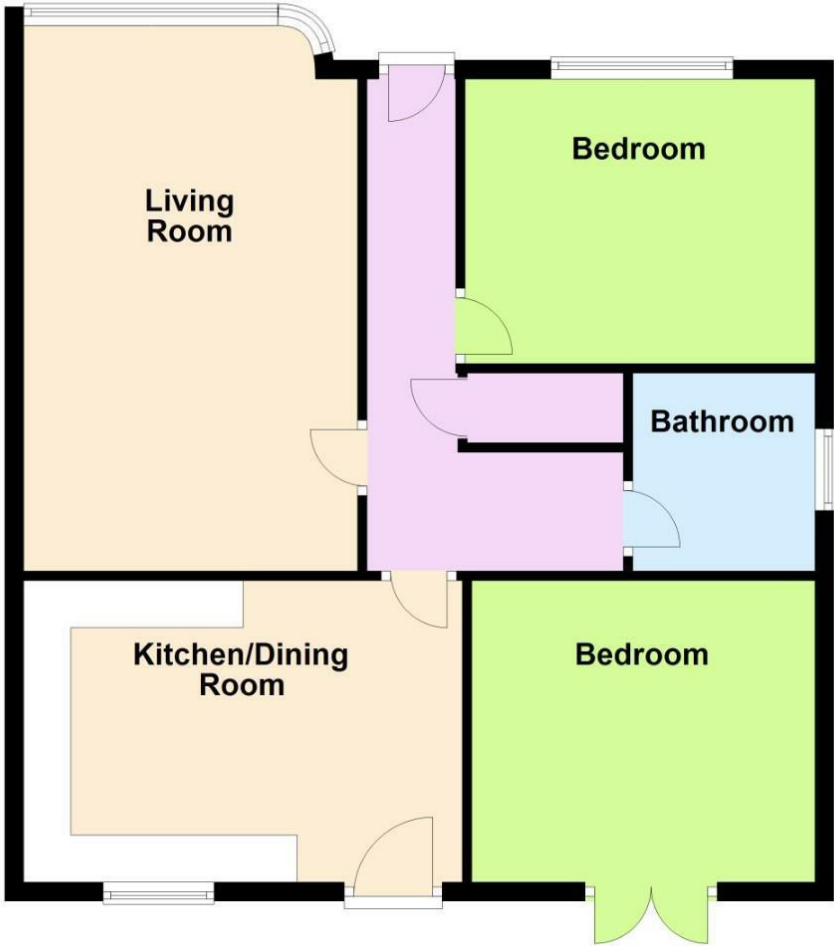


3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan



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.