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## Description

Robert Luff & Co are delighted to present this well maintained semi-detached bungalow, conveniently located within walking distance of Lancing village centre and mainline railway station. The accommodation briefly comprises: Modern fitted kitchen, living room, two double bedrooms and shower room. Outside, there is a fantastic approx 70ft rear garden featuring a 20ft x 10ft timber shed/workshop, off street parking AND IS CHAIN FREE! VIEWING ESSENTIAL!!



## Key Features

- Semi-Detached Bungalow
- West Facing Living Room
- Shower Room
- Approx. 70FT Rear Garden
- CHAIN FREE
- Modern Fitted Kitchen
- Two Double Bedrooms
- Great Condition Throughout
- Large Timber Workshop With Power & Light
- Council Tax Band: C



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Robert  
Luff & Co



**Double Glazed Front Door**  
Entering into:

**Kitchen**  
**3.58m x 3.35m (11'9" x 11')**  
Double glazed windows to front & side. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splash-backs, integrated electric oven, gas hob and extractor hood, space and plumbing for washing machine, downlighters, radiator.

**Inner Hallway**  
Loft access.

**Lounge**  
**4.57m x 3.30m (15' x 10'10")**  
Double glazed window to front, coving, feature fireplace with electric fire, radiator.

**Bedroom One**  
**3.78m x 3.30m (12'5" x 10'10")**  
Double glazed window to rear, coving, wardrobes, radiator.

**Bedroom Two**  
**3.35m x 2.82m (11' x 9'3")**  
Double glazed French doors to rear, coving, radiator.

**Shower Room**  
Double glazed window to side.  
Fitted suite comprising: Shower

enclosure with wall mounted shower, vanity unit with inset wash hand basin with mixer tap, close coupled WC, fully tiled walls, downlighters, extractor fan, ladder radiator, cupboard housing combi boiler.

**Outside**

**Rear Garden**  
Approx. 70ft. Patio, brick built flower bed, shingle area, lawn, further flower beds and patio, fence enclosed with side access via gate.

**Timber Shed/Workshop**  
**6.10m x 3.05m (20' x 10')**  
Split into 2 sections with power & light.

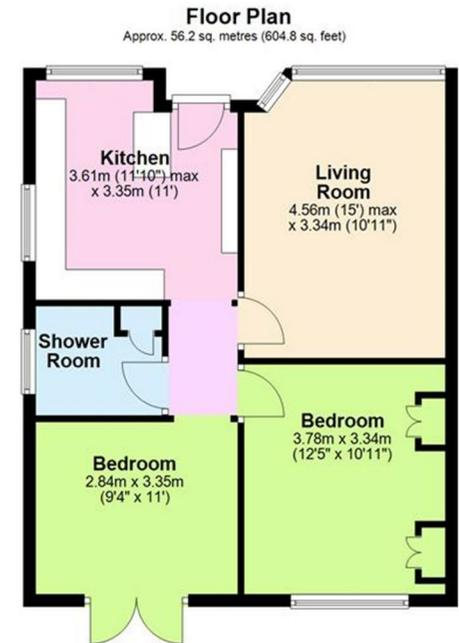
**Front Garden**  
Decorative shingle & flower bed.

**Private Drive**  
Parking.





# Floor Plan Elms Drive



Total area: approx. 56.2 sq. metres (604.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (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> <small>Not energy efficient - higher running costs</small>	<b>83</b> <b>65</b>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 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> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales	EU Directive 2002/91/EC

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