



2



2



1



D



Description

Robert Luff & Co are delighted to offer this spacious and beautifully presented bungalow WITH STUNNING LANDSCAPED WEST FACING REAR GARDEN, located in the ever popular North Lancing, just moments from picturesque walks in the South Downs National Park. The property, which has been beautifully maintained by the current owner, comprises: Large enclosed entrance porch, entrance hall, living room, separate dining room, fitted kitchen, two generous bedrooms and a modern bathroom with walk in shower enclosure. Outside, along with the stunning rear garden, there is a landscaped front garden with raised planters and a garage with power and light. Although the accommodation is currently used as two bedrooms and two reception rooms, it could easily be laid out as three bedrooms with one reception. VENDOR SUITED.

Key Features

- Semi-Detached Family Home
- Spacious Kitchen
- Modern Shower Room
- Garage & Off-Road Parking
- Landscaped West Facing Garden
- Two Double Bedrooms
- Living Room With Feature Fireplace
- Summer House
- Council Tax Band - D
- EPC Rating - D



robertluff.co.uk

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

Robert
Luff & Co



Double glazed UPVC front door to:

Entrance Porch

Double glazed dual aspect windows.
Electric panel heater. Door to:

Entrance Hallway

Radiator. coving. Laminate flooring.
Doors to:

Bedroom

3.35m x 3.28m (11'00 x 10'09)

Double glazed window to front and side. Radiator. Coving. TV point.

Bedroom

3.18m x 2.64m (10'05 x 8'08)

Double glazed window to front.
Radiator. Coving. Laminate flooring.
Cupboard housing combi boiler.

Lounge

3.66m x 3.66m (12'00 x 12'00)

Double glazed window to front.
Radiator. Coving. Laminate flooring.

Dining Room

3.96m x 2.39m (13'00 x 7'10)

double glazed window to rear.
Coving. Two radiators. Wall light.
laminate flooring.

Bathroom

Wash hand basin set in a vanity unit.
Walk-in shower cubicle with fitted shower. Low level flush WC. Vanity unit with inset wash hand basin, mixer tap, cupboard and drawers under. Fitted drawers. Tiled floor and part tiled walls. Double glazed frosted window to side. Ladder radiator. Extractor fan. Loft access.

Kitchen

3.48m x 2.74m (11'05 x 9'00)

Coving. Downlighters. Range of fitted wall and base units. Fitted working surfaces incorporating a stainless steel sink unit and drainer. Space and plumbing for washing machine and dishwasher. Electric double oven. Hob and extractor hood. Tiled splashback. Double glazed window and door to rear. Space for fridge/freezer.

Conservatory

3.12m x 3.00m (10'03 x 9'10)

Double glazed windows to rear and side aspect. Double glazed French doors to side. Laminate flooring.

Outside

Rear garden

Fence enclosed West facing rear garden being beautifully landscaped and well stocked with a variety of plants, shrubs, and trees. The garden has a spacious patio area ideal for entertainment and it leads to the sunny lawn area. There's a slate shingle area perfect for seating and a timber built shed to the rear. The garden also benefits from side access and having a door leading into:

Summer House

2.46m x 1.98m (8'01 x 6'06)

Windows and door.

Garage

5.33m x 2.54m (17'06 x 8'04)

Brick built garage with up and over door, power and lighting.



Floor Plan St. James Avenue



Total area: approx. 79.2 sq. metres (852.4 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.



robertluff.co.uk

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

Robert
Luff & Co