



Ullswater Road, Lancing

£360,000
Freehold

- Two Bedroom Detached Bungalow
- Chain Free
- West Facing Rear Garden
- Off Road Parking
- 18' (5 metre) Kitchen/Dining Room
- Garage
- Council Tax Band - D
- EPC - TBC
- Freehold
- Excellent Opportunity To Extend (STNC)

****Guide Price £375,000 to £400,000**** Robert Luff and Co are delighted to welcome to the market this ideally situated detached bungalow in sought after Sompning, which is CHAIN FREE.

The front garden is mainly laid to lawn with attractive tree and shrub borders. There is a garage with its own private driveway that can easily accommodate up to four vehicles. The front door leads into a practical entrance porch housing the gas and electric meters. Moving through, bedroom one is a pleasant bright room, with a double-glazed bay window suitable for a possible dressing area, with built-in wardrobes.

Bedroom Two is a light-filled dual-aspect room with double-glazed windows.

Bathroom with panelled bath, pedestal wash hand basin, and low-level W.C., complemented by a frosted double-glazed window for privacy.

Kitchen/dining room with range of wall and base units. Built-in oven and hob with extractor fan. Stainless steel sink unit, dining area, with door to rear garden.

The spacious lounge features a feature fire surround with an electric fire and heater. Sliding doors lead directly into a conservatory that opens onto the west-facing rear garden; the garden is perfect for afternoon and evening sun as it also catches the south west aspect. Mainly laid to lawn with a further area behind the garage, patio area.

Lifestyle

Properties in Ullswater Road are consistently popular thanks to their peaceful setting and proximity to excellent local amenities, transport links and recreational facilities. Whether you are looking to downsize, purchase your first bungalow or invest in a home with future potential, this property offers an exceptional opportunity in a highly regarded location.

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Accommodation

Entrance Hall

Cupboard housing electric and gas meters

Living Room

Kitchen/Breakfast Room

Bathroom

Bedroom One

Bedroom Two

Conservatory

Outside

Front Garden

Rear Garden

Garage and Driveway



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Total area: approx. 68.7 sq. metres (739.1 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.