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## Description

Robert Luff & Co are delighted to offer this beautifully presented detached bungalow, occupying a generous plot on the corner of Western Road North and Northbourne Close in popular Sompting. The Pulse bus service passes along Western Road North providing easy access to Lancing village centre and Worthing town. Local shops are close by in Cokeham Road and a doctors surgery is just a few hundred yards away. The well proportioned accommodation comprises: Enclosed entrance porch, entrance hall, dual aspect living room, modern fitted kitchen with integrated appliances, two bedrooms and bathroom with bath and separate shower enclosure. Outside, there are attractive gardens and ample off street parking for several vehicles. Viewing essential - NO ONWARD CHAIN!!



## Key Features

- Detached Bungalow
- Two Double Bedrooms
- Gardens To Three Sides
- Ample Off Street Parking
- EPC: D
- Occupying Corner Plot
- Modern Kitchen & Bathroom
- Gas Central Heating & Double Glazing
- No Onward Chain
- Council Tax Band: C



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Robert  
Luff & Co





### Enclosed Entrance Porch

Double glazed front door, double glazed windows to front & sides, inner double glazed door to:

### Entrance Hall

Double glazed window, coving, downlighters, loft access.

### Lounge

**4.57m x 3.28m (15' x 10'9")**

Dual aspect double glazed windows to front & side, coving, wall lights, "living flame" gas fire, radiator, TV aerial point.

### Kitchen

**3.15m x 2.18m (10'4" x 7'2")**

Double glazed window and door to side. Fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, integrated electric oven, gas hob and extractor hood over, integrated fridge/freezer, washing machine & dishwasher, tiled splash-backs, radiator.

### Bedroom One

**3.96m x 3.15m (13' x 10'4")**

Dual aspect double glazed windows to rear & side, coving, downlighters, radiator.

### Bedroom Two

**3.28m x 2.74m (10'9" x 9')**

Double glazed window to front, coving, downlighters, radiator.

### Bathroom

Double glazed windows to rear. Fitted white suite comprising: Panel enclosed bath, shower enclosure with wall mounted shower, close coupled WC, pedestal wash hand basin, downlighters, extractor fan, tiled floor, heated towel rail, cupboard housing combination boiler.

### Outside

### Gardens

To three sides. Patio, lawn, shingle area, timber shed, side access via gate.

### Parking

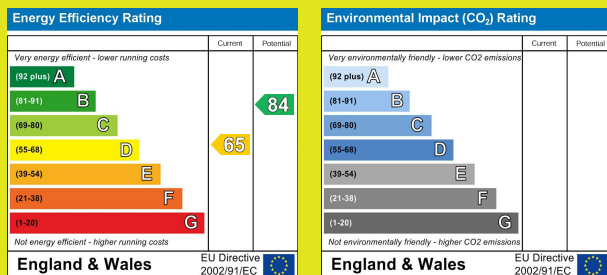
Ample off street parking for several vehicles.



## Floor Plan Western Road North



Total area: approx. 59.6 sq. metres (641.6 sq. feet)



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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