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D



Description

Robert Luff & Co are delighted to present this spacious semi-detached bungalow located in one of South Lancing's most popular positions, just a short walk from the village centre and moments from Lancing beach. The generous accommodation comprises: Entrance hall with widened doorways for wheelchair access, lounge/dining room, kitchen, conservatory, three bedrooms and bathroom. Outside, there is a West facing rear garden, front garden & private driveway. VIEWING ESSENTIAL!!



Key Features

- Spacious Semi-Detached Bungalow
- Fitted Kitchen
- Three Double Bedrooms
- West Facing Rear Garden
- EPC: D
- 23ft Lounge/Diner
- Wheel Chair Accessible With Widened Doors
- Wet Room
- Private Driveway
- Council Tax Band: D



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Entrance Hall

Coving, loft access, 2 radiators.

Lounge/Dining Room

7.01m x 3.81m (23' x 12'6")

Double glazed window to front, feature fireplace surround, coving, radiator.

Kitchen

3.66m x 2.92m (12' x 9'7")

Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, double electric oven, gas hob, space for washing machine.

Conservatory

3.48m x 2.13m (11'5" x 7')

Double glazed windows to rear & side, double glazed door.

Bedroom One

3.89m x 2.97m (12'9" x 9'9")

Double glazed window to front, fitted wardrobe, radiator.

Bedroom Two

3.48m x 2.92m (11'5" x 9'7")

Double glazed window to side, coving, wardrobe, radiator.

Bedroom Three

2.90m x 2.87m (9'6" x 9'5")

Double glazed window to rear, coving, radiator.

Wet Room

Double glazed windows to rear,

shower, close coupled WC, wash hand basin, radiator.

Outside

West Facing Rear Garden

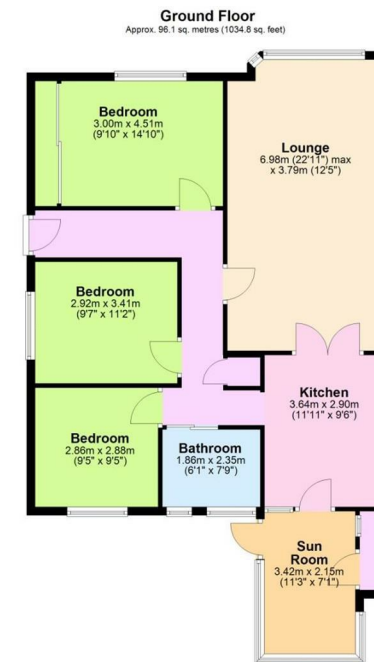
Private Driveway

Front Garden





Floor Plan The Drive



Total area: approx. 96.1 sq. metres (1034.8 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.

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