



Freshbrook Road, Lancing

Offers Over
£385,000
Freehold

- Detached Bungalow
- Secluded South Facing Garden
- Garage
- Ample Off Road Parking
- Open Plan Lounge/Diner
- Three Bedrooms
- Close To Train Station & Lancing Village Center
- Modern Throughout
- No Onward Chain
- EPC: D

Robert Luff & Co are delighted to present to market this well positioned THREE bedroom DETACHED BUNGALOW. Located moments walk from the train station and the seafront this modern bungalow ticks all of the boxes with two large double bedrooms, the master benefiting from a walk in wardrobe, which could be made into an en-suite toilet, and a third single room. The main living space is bright and offers open plan living with a modern kitchen diner and lounge. Outside the property enjoys a secluded south facing garden, enclosed by a wall offering a lovely private spot to enjoy the sun, the garden is low maintenance and currently arranged with a lawn area to compliment the patio seating area from the rear of the bungalow, also accessible from the garden is the detached garage which has power and light and a secluded side garden laid to artificial grass and also accessed from the second bedroom. Furthermore the front of the property lends itself to off road parking for multiple cars laid with decorative stone. Booking now to avoid disappointment

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Front Door To:

Hallway 9'1" x 10'3" (2.78 x 3.13)

Laminate wood flooring. Doors leading to:

Open Plan Kitchen/Dining/Lounge 19'5" x 19'0" (5.92 x 5.81)

Kitchen 8'7" x 7'6" (2.64 x 2.31)

Part tiled. Mixture of eye level and base cupboards with wood effect work tops. Built in electric hob with gas hob. Sink and drainer. Window with Westerly aspect. Wood laminate flooring

Lounge/Diner 19'0" x 10'9" (5.81 x 3.30)

Wood laminate flooring. Two windows to east with views of side garden. Double doors leading to rear garden.

Master Bedroom 14'5" x 10'2" (4.41 x 3.11)

Wood laminated flooring. Walk in wardrobe with plumbing ready for en-suite. Window with North facing access.

Second Bedroom 10'1" x 15'1" (3.08 x 4.60)

Fireplace with swept chimney. Wood laminate flooring. Full length window to private side garden.

Third Bedroom 8'7" x 8'9" (2.63 x 2.67)

Dual aspect windows with North and West Aspect. Wood laminate flooring

Bathroom 5'3" x 6'8" (1.62 x 2.04)

Fully tiled. Wood laminate flooring. Bath with shower over. Low Level W/C. Wash hand basin. Window with Westerly aspect.

Outside

Rear Garden

Secluded South facing garden with patio area laid with grey slate patio slabs in addition to lawn area, shed and access to side door of garage. Fence and gate that leads to private side garden laid with artificial grass.

Driveway

Ample parking for multiple cars laid with decorative stones.

Garage

Side door from garden, up and over door from garage, power and light.

Shed

With power and light.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 81 </div>
(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.