



West Way, Lancing



Guide Price
£350,000
Freehold

- Semi-Detached Bungalow
- Double Bedrooms With Additional Loft Space Used As A Bedroom
- Superb Garden
- Garage
- EPC: D
- South Facing Living Room
- Kitchen/Diner With Range Cooker
- Off Street Parking
- Close To Beach & Widewater Nature Reserve
- Council Tax Band: B

*** Guide Price £350,000 - £375,000*** Robert Luff & Co are delighted to present this spacious semi-detached bungalow, located in the popular West Beach area, just a short walk from Widewater Nature Reserve and beach. Shoreham High Street with its fine array of independent shops, restaurants, cafe's and pubs is within 1.25 miles and the 700 bus service passes along Brighton Road, providing easy access to Brighton, Worthing and beyond. The accommodation comprises: Entrance hall, living room, kitchen/dining room, conservatory, two ground floor bedrooms, loft space with Velux window currently used as a bedroom, dressing room/study, contemporary bathroom and a loft room (currently used as bedroom). Outside, there is an attractive rear garden, front garden, garage and private driveway.

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Accommodation

Entrance Hall

Double Glazed door to side, Laminate floor, Dado rail, Coving and Radiator.

Living Room 13'6" x 10' (4.11m x 3.05m)

Double glazed window to front, Window box housing gas and electric meters, television aerial point, radiator.

Kitchen/Diner 16'4" x 11'2" max narrowing to 8'8" (4.98m x 3.40m max narrowing to 2.64m)

Double glazed window to rear, double glazed door to side, range of fitted wall and base level units, fitted work surfaces incorporating two bowl stainless steel single drainer sink unit with mixer tap, range cooker with extractor hood over, space for fridge freezer, space and plumbing for washing machine, tiled splash-backs, space for dining table.

Conservatory 8'2" x 7'2" (2.49m x 2.18m)

Double glazed windows and doors, wall lights, radiator.

Bedroom One 11'10" x 9'9" (3.61m x 2.97m)

Double glazed window to rear, coving, wardrobes, radiator.

Dressing Room/Office 7' x 6'7" (2.13m x 2.01m)

Radiator, storage cupboard, stairs leading to loft room.

Bedroom Two 11' x 8'10" (3.35m x 2.69m)

Double glazed window to front, coving, radiator.

Bathroom

Contemporary suite comprising: Panel enclosed bath with mixer tap and shower over, close coupled WC, wash hand basin with cupboard under, double glazed window to side, part tiled walls, heated towel rail.

First Floor

Loft Room 14'1" max x 8'5" (4.29m max x 2.57m)

Double glazed windows to rear with stunning views to the South Downs, storage into eaves, television aerial point, radiator.

Outside

Rear Garden

Patio, lawn, summerhouse, flower beds with various plants, shrubs and trees, fence enclosed with side access.

Garage

Power, light, personnel door to side.

Agents Note

Whilst the loft room is currently being used as a bedroom, there is no current building regulations certificate for this.





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	

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