

Robert  
Luff & Co

Mountview Road, Lancing

Freehold - £375,000



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## Description

Robert Luff & Co are delighted to offer this well spacious and very well presented semi-detached chalet bungalow, ideally located at the foot of the South Downs National Park in North Sompting. The generous accommodation features: Through lounge/dining room, beautiful orangery, fitted kitchen/breakfast room, ground floor double bedroom, bathroom, first floor, large double bedroom with countryside views. Outside, there is a good size rear garden, front garden and a long private driveway leading to a detached garage. Viewing essential - NO ONWARD CHAIN!!



## Key Features

- Semi-Detached Chalet Bungalow
- Ground Floor Bathroom
- Generous Kitchen/Breakfast Room
- Good Size Attractive Rear Garden
- EPC: TBC
- Two Double Bedrooms
- 27ft Through Lounge/Dining Room
- Orangery
- Private Driveway & Garage
- Council Tax Band: C



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### Entrance Hall

Double glazed window and door to side, coving, radiator, wood effect flooring.

### Lounge/Dining Room

**8.38m x 3.15m (27'6" x 10'4")**  
Double glazed windows to front, coving, feature fireplace, wall light fittings, laminate flooring, radiator, double doors to:

### Orangery

**3.78m x 3.28m (12'5" x 10'9")**  
Double glazed windows to rear & sides, lantern window, downlighters, laminate flooring, radiator, double glazed French doors to side.

### Kitchen/Breakfast Room

**5.28m x 3.15m narrowing to 2.13m (17'4" x 10'4" narrowing to 7')**

Double glazed windows to side. Fitted kitchen comprising: Range of fitted wall and base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, tiled splashbacks, integrated oven, hob and extractor hood, space & plumbing for washing machine and dishwasher, wall mounted combination boiler, space for table, radiator, double glazed French doors to garden.

### Bedroom Two

**3.23m x 3.12m (10'7" x 10'3")**  
Double glazed window to front, coving, built in wardrobes, laminate flooring, radiator.

### Bathroom

Fully tiled walls, double glazed window to side. Fitted suite comprising: Tile enclosed bath with mixer tap and shower attachment, close coupled WC, wash hand basin with cupboard under, heated towel rail, wall mounted electric heater.

### First Floor

#### Bedroom One

**4.80m x 3.12m max, narrowing to 2.18m (15'9" x 10'3" max, narrowing to 7'2")**  
Double glazed windows to front & rear with downland views, coving, wardrobe, further storage cupboard, laminate flooring, radiator.

### Outside

#### Rear Garden

Patio coming off of the rear of the property, lawn, flowerbeds with various plants, shrubs and trees, further patio, fence enclosed, side access.

#### Front Garden

Lawn, flowerbed, various plants, shrubs & trees, railway sleeper wall.

**Private Driveway**

Block paved, providing ample off street parking.

**Garage**

**5.51m x 2.90m (18'1" x 9'6")**

Up & over door.



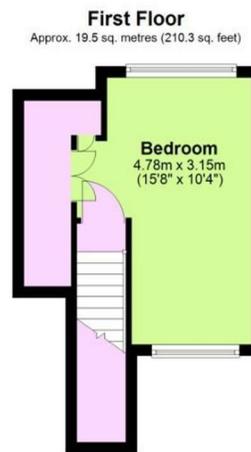
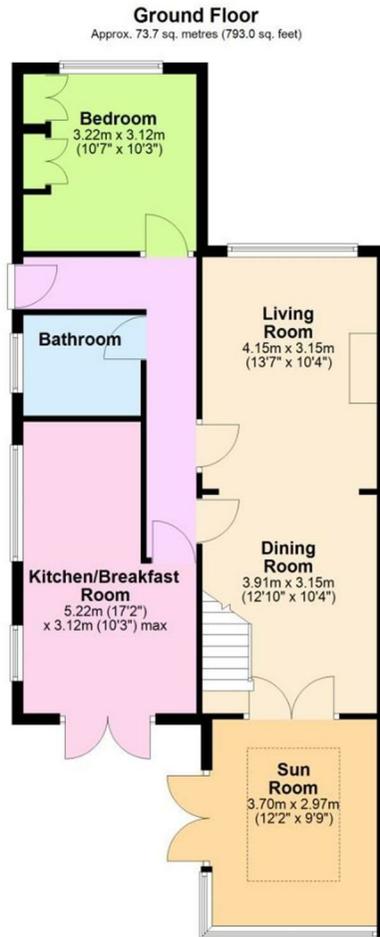


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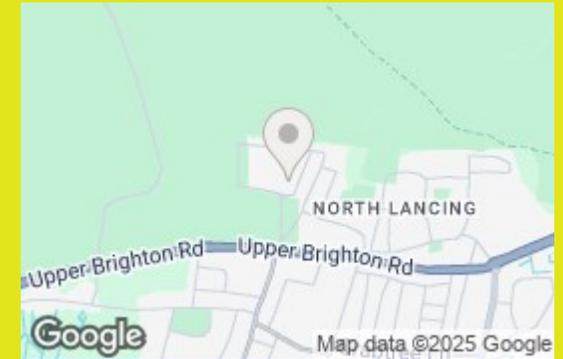
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# Floor Plan Mountview Road



Total area: approx. 93.2 sq. metres (1003.3 sq. feet)



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         |           | (82 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (61-81) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (49-60) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (35-48) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (29-34) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-28) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | 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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