



Robert Luff & Co  
01903 331737  
www.robertluff.co.uk  
FOR SALE



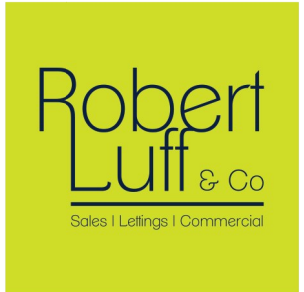
## Griffiths Avenue, Lancing

Offers In Excess Of  
£500,000  
Freehold

- North Lancing Location
- Detached Chalet Bungalow
- Garage & Ample Off Street Parking
- Recently Fitted Ground Floor Bathroom
- En-Suite Shower To Master
- Beautiful West Facing Garden
- Recently Fitted Kitchen
- Attractive West Facing Garden
- EPC: D
- Council Tax Band: D

Robert Luff & Co are delighted to present this incredibly spacious detached chalet bungalow, ideally located in desirable North Lancing, just a short walk from picturesque walks on the South Downs. Local shops are available on Manor Road and several well regarded schools are close by, including North Lancing Primary and Sir Robert Woodard Academy. The generous accommodation comprises: Entrance hall, lounge/dining room opening onto a conservatory, recently fitted kitchen and bathroom, two double ground floor bedrooms, first floor landing, primary bedroom and en-suite shower room. Outside, there is an attractive, West facing rear garden, front garden, ample off street parking and a garage. NO ONWARD CHAIN!!

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## Accommodation

### Entrance Hall

Lattice effect double glazed front door, picture rail, understairs cupboard, radiator.

### Bedroom Two 16'4" x 11'4" (4.98m x 3.45m)

Double glazed windows to front, coving, picture rail, fitted wardrobe, radiator.

### Bedroom Three 12'5" x 10' (3.78m x 3.05m)

Double glazed windows to front, picture rail, radiator.

### Living Room 27'5" x 10'9" (8.36m x 3.05m 2.74m)

Picture rail, double glazed windows to side, double glazed doors to conservatory, television aerial point, radiator.

### Conservatory 16'1" x 10'1" (4.90m x 3.07m)

Double glazed windows rear and side, electric skylights, electric ceiling fan, doors to garden.

### Kitchen/Breakfast Room 19 x 8'5" (5.79m x 2.57m)

Double glazed windows to rear and side, double glazed door to side, coving, range of fitted high gloss wall and base level units, fitted work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, integrated dishwasher, electric oven, hob and extractor hood, space and plumbing for washing machine, space for fridge/freezer.

### Bathroom 15'8" x 6'5" (4.78m x 1.96m)

Double glazed window, contemporary fitted suite comprising: Double ended bath with mixer tap and shower attachment, vanity combi unit with inset wash hand basin and WC with cupboards and drawers, shower enclosure with shower, radiator.

### First Floor Landing

Stairs from entrance hall, double glazed Velux window, airing cupboard.

### Master Bedroom 16'5" x 12'7" (5.00m x 3.84m)

Double glazed windows to rear and side, wardrobe, storage into eaves, radiator.

### En-Suite Shower Room

Shower enclosure, low flush WC, pedestal wash hand basin, fully tiled walls, ladder radiator, double glazed window.

### Outside

#### Front Garden

Dwarf wall to front, laid to lawn, tree, hedge to side, block paved path to front door.

#### Parking

Block paved private driveway providing ample off street parking.

#### West Facing Rear Garden

Landscaped with artificial grass, flower beds, trees, shingle seating area, raised deck area, fence enclosed with gate to side.

### Garage 21'09" x 9'03" (6.63m x 2.82m)

Up & Over door.



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# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		67	79
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		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.