



Burnside Crescent, Lancing

Offers In Excess Of
£425,000
Freehold

- Detached Freehold Bungalow • Three Bedrooms
- West Facing Rear Garden
- Detached Garage
- Quiet Location
- EPC - D
- Offer Road Parking
- Close To Local Transport Links
- No Ongoing Chain
- Council Tax Band - D

Robert Luff & Co are delighted to offer to the market this wonderful detached three bedroom bungalow close to local amenities and transport links whilst being conveniently positioned in a quiet location. Internally the property benefits from a large lounge through diner, separate kitchen, conservatory, three bedrooms and bathroom. Externally this bungalow has a beautiful secluded rear garden that has been laid to lawn with well established shrubs and mature borders and enclosed with fences to two sides and a wall to the third, the garden offers a haven to relax in with a greenhouse for growing your own and a garage with addition storage to the rear. The front of the bungalow doesn't disappoint either with off road parking as well as a pretty garden area. This property is offered for sale with no on going chain and viewing is highly recommended

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**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Front Door

UPVC to:

Hallway

Carpet, meter cupboard, radiator, doors to:

Bedroom Three 7'08 x 8'11 (2.34m x 2.72m)

Dual aspect double glazed windows, radiator.

Bedroom Two 8'11 x 7'05 (2.72m x 2.26m)

Carpet, double glazed window, radiator

Bedroom One 13'02 x 10'03 (4.01m x 3.12m)

Carpet, double glazed window, radiator, built in wardrobes

Lounge/Diner 21'10 x 10'02 (6.65m x 3.10m)

Carpet, double glazed window, gas fire with wooden surround, radiator, UPVC double doors to garden

Bathroom

Shower over bath, wash hand basin with vanity unit under, frosted double glazed window, carpet

W/C

Low level w/c, carpet

Kitchen 6'05 x 13'11 (1.96m x 4.24m)

Floor laid to vinyl, single glazed window to conservatory, door to conservatory, radiator, wall mounted boiler, stainless steel sink with drainer, space for cooker, wall and base level cupboards with roll top surfaces.

Conservatory

UPVC, door to garden.

Outside

Front

Driveway leading to garage, laid to lawn with mature borders

Rear

Laid to lawn with mature borders, enclosed by fence and wall, patio seating area, green house.

Garage 17'03 x 8'04 (5.26m x 2.54m)

Up and over door, service door to garden, power and light

Additional Storage

To rear of garage, service door from garden, window.



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

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Total area: approx. 80.9 sq. metres (870.9 sq. feet)

| Energy Efficiency Rating | | Environmental Impact (CO ₂) 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 | | | |
| | | 57 | 84 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Energy Efficiency 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 | | | |
| | | 57 | 84 |
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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.