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### Summary

Robert Luff & Co are delighted to present this spacious semi-detached bungalow located in one of South Lancing's most popular positions, just a short walk from the village centre and moments from Lancing beach. The generous accommodation comprises: Entrance hall, lounge/dining room, kitchen, conservatory, three bedrooms and bathroom. Outside, there is a West facing rear garden, front garden & private driveway. **VIEWING ESSENTIAL!!**

### Key Features

- Spacious Semi-Detached Bungalow
- Fitted Kitchen
- Three Double Bedrooms
- West Facing Rear Garden
- EPC: D
- 23ft Lounge/Diner
- Conservatory
- Wet Room
- Private Driveway
- Council Tax Band: D

## Description

### Entrance Hall

Coving, loft access, 2 radiators.

### Lounge/Dining Room

23' x 12'6"

Double glazed window to front, feature fireplace surround, coving, radiator.

### Kitchen

12' x 9'7"

Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, double electric oven, gas hob, space for washing machine.

### Conservatory

11'5" x 7'

Double glazed windows to rear & side, double glazed door.

### Bedroom One

12'9" x 9'9"

Double glazed window to front, fitted wardrobe, radiator.

### Bedroom Two

11'5" x 9'7"

Double glazed window to side, coving, wardrobe, radiator.

### Bedroom Three

9'6" x 9'5"

Double glazed window to rear, coving, radiator.

### Wet Room

Double glazed windows to rear,

shower, close coupled WC, wash hand basin, radiator.

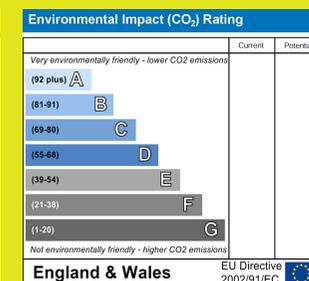
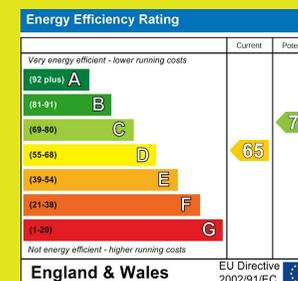
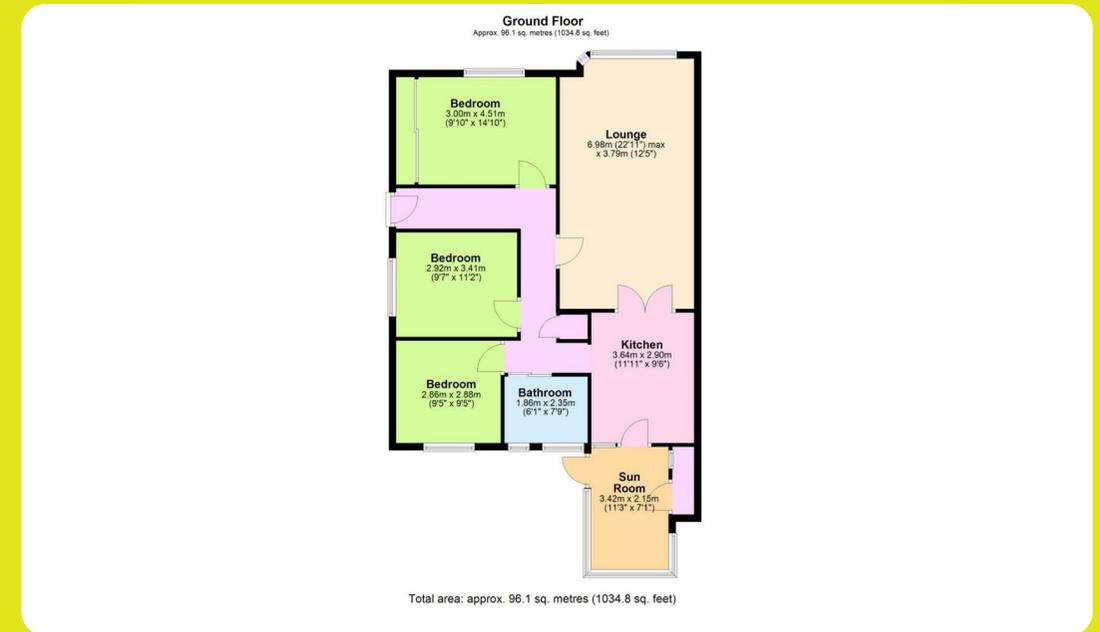
### Outside

#### West Facing Rear Garden

#### Private Driveway

#### Front Garden

## Floor Plan



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