



3



2



1



F



Description

Robert Luff & Co are delighted to present this incredibly spacious, DETACHED CHALET BUNGALOW, ideally located on the popular Seadown Estate in Sompting. Local shops are close by in Bowness Avenue and The Pulse bus service passes along Western Road providing easy access to Lancing village centre and Worthing town centre. The generous accommodation briefly comprises: Entrance hall, living room, separate dining room, conservatory, kitchen, ground floor bedroom, bathroom, separate WC, first floor, two further double bedrooms. Outside, there is an attractive, good size rear garden, front garden and private driveway to garage with roller door. VIEWING ESSENTIAL!!



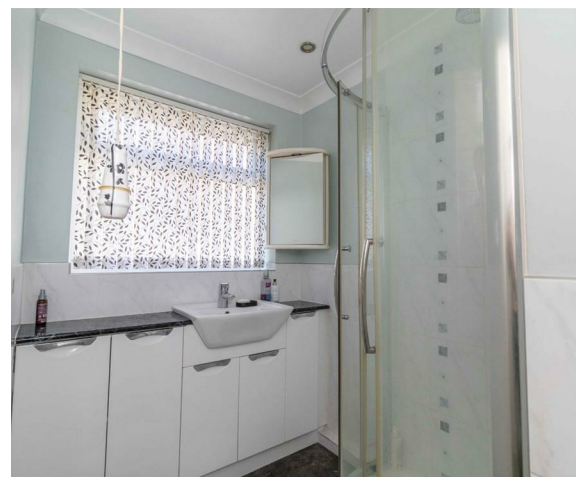
Key Features

- Detached Chalet Bungalow
- Two Reception Rooms
- Bathroom & Separate WC
- Private Drive To Garage With Roller Door
- Council Tax Band: D
- Three Double Bedrooms
- Conservatory
- Good Size Garden
- Popular Seadown Estate
- EPC: F



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



Entrance Hall

Double glazed front door, coving, coats cupboard and airing cupboard, cupboard housing fuse box, radiator.

Lounge

5.08m x 3.38m (16'8" x 11'1")

Double glazed window to front, picture rail, open fireplace, wall lights, radiator.

Dining Room

3.66m x 2.79m (12' x 9'2")

Coving, dado rail, understairs cupboard, radiator, door to:

Conservatory

0.99m x 2.13m (3'3" x 7')

Double glazed windows to rear & side, double glazed door, wall lights, radiator.

Kitchen

3.71m x 2.57m (12'2" x 8'5")

Double glazed window & back door. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, double electric oven, hob and extractor hood, space and plumbing for washing machine, part tiled walls, downlighters.

Bedroom

3.12m x 2.87m (10'3" x 9'5")

Double glazed windows to front & side, wardrobe cupboard, radiator.

Bathroom

Double glazed window to side, coving. Shower enclosure, vanity unit with inset wash hand basin & cupboards under, downlighters.

Separate WC

Double glazed window to side. Close coupled WC, part tiled walls, radiator.

First Floor

Stairs from dining room.

Bedroom

4.22m max x 4.65m max (13'10" max x 15'3" max)

Double glazed window to rear, double glazed window to side with views to the South Downs, cupboard housing water tank, radiator.

Bedroom

4.62m x 2.69m (15'2" x 8'10")

Double glazed Velux window to rear, storage into eaves, radiator.

Outside

Rear Garden

Patio, lawn, ornamental fish pond, flower beds, timber shed, fence enclosed with side access.

Front Garden

Laid to lawn, block paved hardstand.

Private Driveway

Block paved, leading to:

Garage

Power, light, roller door,
personnel door to side,
window.



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

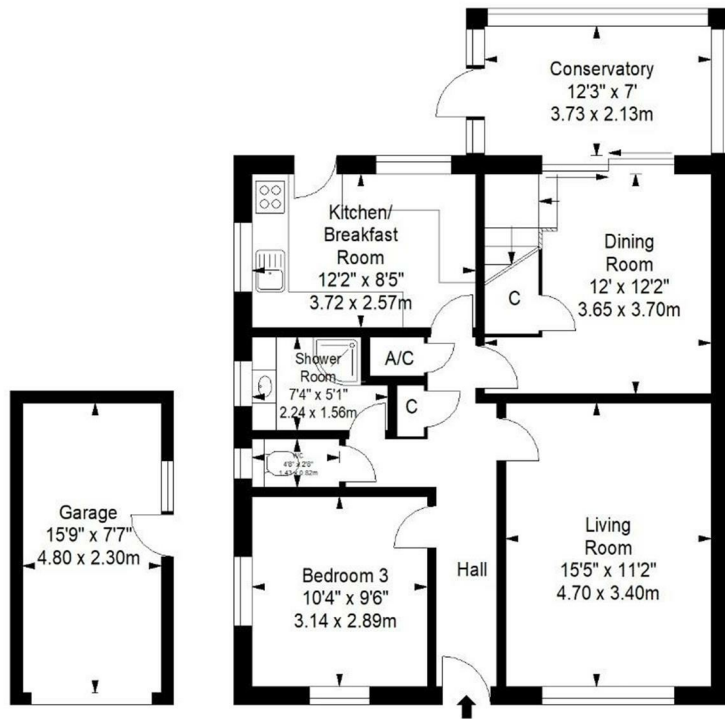


robertluff.co.uk

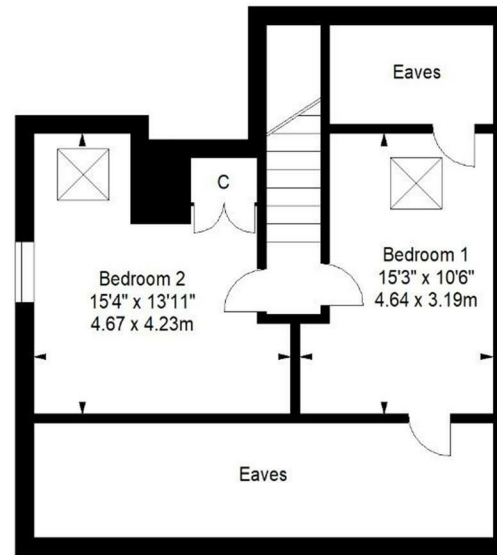
3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Floor Plan Ullswater Road

Ground Floor

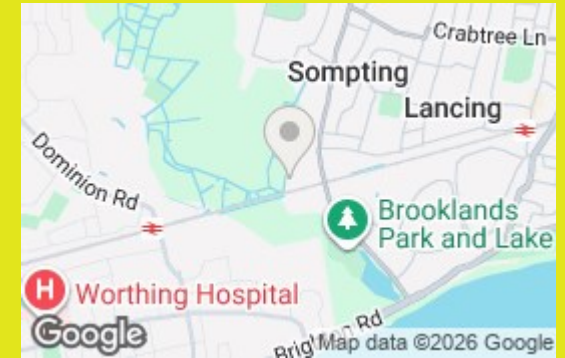


First Floor



Approximate gross internal floor area 140.5 sq m/ 1512.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(81 plus) 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 CO ₂ 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.

robertluff.co.uk

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

01903 331737 | lancing@robertluff.co.uk