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Description

Robert Luff & Co are delighted to welcome to the market this wonderful two bedroom semi-detached bungalow in the heart of South Lancing benefitting from easy access to Lancing Village, transport links and local amenities. Internally the property is well presented throughout and offers a spacious lounge, modern fitted kitchen, two double bedrooms, conservatory, modern shower room and w/c whilst externally boasts a west facing rear garden, off road parking to the front and detached garage. This property is offered for sale with no ongoing chain and viewing is highly recommended.



Key Features

- Two Bedroom Semi-Detached Bungalow
- In Good Decorative Order Throughout
- Conservatory
- Ideal Location Close To Lancing Beach & Village
- Modern Fitted Kitchen & Bathroom
- Off Road Parking & Garage
- No Ongoing Chain
- Westerly Facing Rear Garden
- Easy Access To Local Transport Links
- Council Tax Band C



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Robert
Luff & Co



Entrance Hall

Lounge
5.61m x 3.12m (18'5" x 10'3")

Kitchen
3.30m x 2.29m (10'10" x 7'6")

Bathroom

W/C

Bedroom One
4.29m x 2.79m (14'1" x 9'2")

Bedroom Two
3.05m x 2.62m (10' x 8'7")

Conservatory
4.29m x 2.49m (14'1" x 8'2")

Outside

Off Road Parking
Paved driveway leading to garage

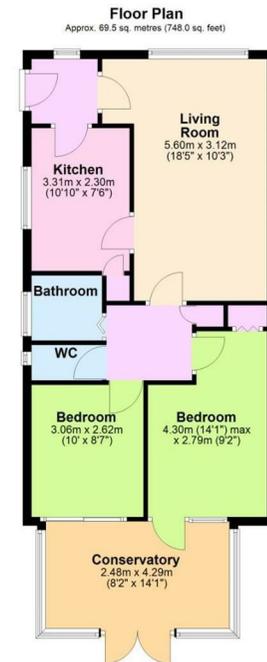
Garden
West facing rear garden

Garage





Floor Plan Brook Way



Total area: approx. 69.5 sq. metres (748.0 sq. feet)



Energy Efficiency Rating	
	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	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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	
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.