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## Description

Robert Luff & Co are delighted to welcome to the market this two bedroom semi-detached bungalow ideally positioned minutes from both Brooklands Nature Reserve & Lancing Beach. Internally this property boasts kitchen dining room, two double bedrooms, good size lounge, shower room and separate w/c alongside ample storage and offers an opportunity to put your own stamp on or extend subject to the necessary planning consents whilst outside benefits from a large west facing rear garden, mainly laid to lawn with a patio seating area and an array of mature shrubs and trees. Local amenities are sought close by whilst the local bus route provides easy access to nearby Worthing with its wealth of shops, bars and eateries. This property is being sold with no on going chain and requires some modernisation throughout.



## Key Features

- Semi-Detached Two Bedroom Bungalow
- Off Road Parking
- Large Rear Garden
- Potential To Extend STNPC
- No Ongoing Chain
- Close To Transport Links
- Backing On To Brooklands Nature Reserve
- Moments Walk To Lancing Beach
- EPC: D
- Council Tax Band



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Robert  
Luff & Co



### Front Door

leading to:

### Porch

internal door to:

### Hallway

Carpet, doors to:

### Lounge

**3.63m x 3.99m (11'11 x 13'01)**

Carpet, double glazed window, radiator x 2

### Bedroom

**3.02m x 3.33m (9'11 x 10'11)**

Carpet, double glazed window, radiator

### Bedroom

**3.35m x 3.63m (11'00 x 11'11)**

Carpet, double glazed window, radiator

### Dining Room

**2.11m x 2.77m (6'11 x 9'01)**

Carpet, radiator, double glazed patio doors

### Kitchen

**3.15m x 2.87m (10'04 x 9'05)**

Vinyl flooring, range of cupboards with work surface over, stainless steel sink drainer with taps over, double glazed window x 2, door to garden

### Shower Room

Fully tiled, double glazed window, walk in shower cubicle, wash hand basin, radiator

### W/C

Low level flush w/c, double glazed window

### Outside

#### Rear Garden

West facing rear garden enclosed by fencing with side access, patio area and laid to lawn

#### Front

Off road parking laid to patio with dropped kerb



# Floor Plan Western Road

**Floor Plan**  
Approx. 69.2 sq. metres (744.7 sq. feet)



Total area: approx. 69.2 sq. metres (744.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.