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## Description

Robert Luff & Co are delighted to present this spacious and well maintained detached bungalow, ideally located just moments from the village centre. Lancing beach is also just a few minutes' walk away and the 700 bus service passes along Brighton Road providing easy access to Brighton, Worthing & beyond. The generous accommodation comprises: Entrance hall, living room, separate dining room, conservatory, fitted kitchen with integrated appliances, primary bedroom with ample fitted wardrobes, further double bedroom, shower room and separate WC. Outside, there is an attractive rear garden, low maintenance front garden, long private driveway leading to undercover car port and garage/workshop. Viewing essential - NO ONWARD CHAIN!



## Key Features

- Detached Bungalow
- Popular Location Close To Village & Beach
- Two Double Bedrooms
- Two Reception Rooms
- Conservatory
- Fitted Kitchen
- Shower Room & Separate WC
- Garage & Ample Parking
- EPC: TBC
- Council Tax Band: D



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### Enclosed Entrance Porch

Double glazed windows to front & side, double glazed door, wood effect flooring, inner door to:

### Entrance Hall

Loft access, large storage cupboard, coving, picture rail, wood effect flooring, radiator.

### Lounge

**5.26m x 3.66m (17'3" x 12')**  
Double glazed window to front, picture rails, fireplace with living flame gas fire, wall lights, wood effect flooring, radiator.

### Kitchen

**3.05m x 2.79m (10' x 9'2")**  
Double glazed window to side. Fitted kitchen comprising: Range of fitted high gloss 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 with extractor hood over, integrated fridge/freezer and washing machine, two stacks of drawers, wall mounted combination boiler, tiled walls, tiled floor.

### Dining Room

**4.01m x 2.64m (13'2" x 8'8")**  
Double glazed window to side, coving, wood effect floor, radiator, bi-fold door to:

### Conservatory

**3.43m x 3.05m (11'3" x 10')**  
Double glazed windows to rear & sides, wood effect flooring, double glazed French doors to garden.

### Bedroom One

**4.27m x 3.05m to wardrobe doors (14' x 10' to wardrobe doors)**  
Double glazed windows to rear, full width fitted wardrobes and matching dressing table, coving, wood effect flooring, radiator.

### Bedroom Two

**2.82m x 2.74m (9'3" x 9')**  
Double glazed window to front, coving, radiator.

### Shower Room

Double glazed window to side, downlighters. Fitted suite comprising: Walk in shower enclosure with wall mounted shower, corner wash hand basin with cupboard under, tiled and paneled walls, storage cupboard, heated towel rail.

### Separate WC

Double glazed window to side. Close coupled WC, wash hand basin, part tiled walls, coving, downlighters.

### Outside

#### Rear Garden

Patio, lawn, flower beds, trellis

with gate leading to growing area with greenhouse and two timber sheds with power. Fence enclosed with side access via gate.

**Front Garden**

Laid to shingle with feature wishing well flower bed, various plants & shrubs.

**Private Driveway**

Block paved, leading to undercover car-port and:

**Garage/Workshop**

**5.18m x 2.54m (17' x 8'4")**

Power, light, double glazed door to side, workbenches.





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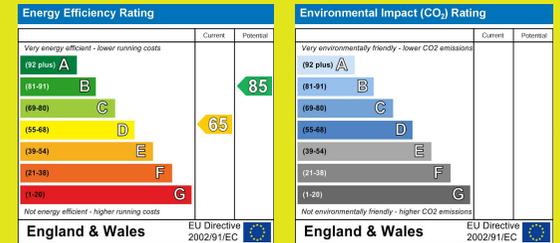
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# Floor Plan Chester Avenue



Total area: approx. 93.0 sq. metres (1000.7 sq. feet)



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.

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