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## Description

Robert Luff and Co are delighted to bring to the market this stunning, extended semi-detached three bedroom bungalow, with incredible views over the South Downs.

This bungalow is presented in a contemporary style by the current owners. There is an extension at the rear of the property, offering more space, being ideal for families. Being split level, with stairs down from the modern kitchen to the living room. The property comprises of a private driveway for two vehicles. Modern composite door leading into a really welcoming, and modern hallway. Three bedrooms. The master bedroom, has views over farmland. Bedroom three is versatile, and could be used as a study/office. The shower room is modern tiled and has a matching modern suite, with wash hand basin, and WC.

A modern kitchen with range of wall and floor mounted units. Zanussi electric oven, with 4 ring electric hob, with extractor fan. Wall mounted combi boiler.

The open plan living room has french doors to the west facing conservatory with a Velux window. Separate dining area. Double french patio doors leading out to the stunning rear garden.

### Outside

West facing rear garden. Views over farmland. Modern paved with a "al fresco" dining area. Further area with artificial grass. A further area ideal for seating etc. There is a also a further section that is a "nature area" with wildflowers etc.

### Location

Easy access to both the A27 for travel to Brighton and London. Close to local shops, and schools.



## Key Features

- Three Bedroom Semi-Detached Bungalow
- 20ft Living Room
- Private Driveway
- West Facing Conservatory
- Council Tax - C
- Stunning Downland Views
- West Facing Rear Garden
- Modern Kitchen and Shower Room
- Double Glazed and Gas Central Heating
- EPC - D



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**Entrance Hall**  
Radiator.

**Living Room**  
**5.97m x 3.38m (19'7 x 11'1)**  
Dining area. Log burner. Velux window. Modern wall mounted radiator. Sliding doors to conservatory.

**Bedroom**

**Conservatory**  
**3.20m x 2.67m (10'6 x 8'9)**  
West Facing. French doors to Garden.

**Bedroom**  
**3.71m x 2.97m (12'2 x 9'9)**  
Double glazed window. Radiator. Views over farmland.

**Bedroom**  
**3.91m x 2.97m (12'10 x 9'9)**  
Double glazed. Radiator

**Bedroom**  
**2.06m x 2.06m (6'9 x 6'9)**

**Kitchen**  
**3.20m x 2.39m (10'6 x 7'10)**  
Range of built in floor and wall units. Zanussi electric oven with 4 ring electric hob. Wall mounted combination boiler. Space for fridge freezer.

**Shower Room**  
Modern tiled, with matching suite of wash hand basin and WC

## Outside

Off road parking for two vehicles at the front of the property. The rear garden is stunning with a modern paved area, and large strip of artificial grass. Views over the south downs.





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