



Offers In Excess Of  
**£425,000**  
 Freehold

## Freshfields Close, Lancing

- Detached Bungalow
- Conservatory
- Sought After Location
- Garage
- Tenure: Freehold
- Two Double Bedrooms
- Bespoke Kitchen & Bathroom
- South Facing Rear Garden
- Ample Off Road Parking
- EPC Rating: F

Robert Luff & Co are delighted to present this WELL PRESENTED DETACHED BUNGALOW located in one of Lancing's most sought after Cul-de-sacs. Accommodation offers: Entrance porch, bespoke kitchen and bathroom, SOUTH FACING REAR GARDEN and detached garage. The accommodation features: Good size Southerly aspect lounge with woodburner, CONSERVATORY, fully fitted kitchen/diner, two double bedrooms and spacious bathroom with bath and separate shower enclosure. Viewing is highly recommended to fully appreciate the size and condition of this home.

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## Accommodation

**Front Entrance Door with Double Glazed Window Into**  
Entrance porch, leading to:

### Entrance Hall

Loft access, radiator, airing cupboard, coats cupboard and downlighters.

### Living Room 15'6" x 11'5" (4.72m x 3.48m)

Patio doors leading to the conservatory, radiator, wood burning stove, coved ceiling and TV point.

### Kitchen/Diner 13'4" x 11'0" (4.06m x 3.35m)

Range of fitted high gloss wall and base units, fitted worktops incorporating stainless steel sink unit with mixer tap and drainer, integrated dishwasher, washing machine and fridge/freezer, electric oven, gas hob and extractor fan. metro tiles, dual aspect double glazed windows to rear and side, double glazed door to side, corner unit, radiator and cupboard housing boiler.

### Conservatory

Double glazed windows to rear and side, double glazed doors to side, door into garage.

### Bedroom One 16'0" x 10'10" (4.88m x 3.30m)

Double glazed window to front, radiator and coved ceiling.

### Bedroom Two 12'4" x 11'6" (3.76m x 3.51m)

Double glazed window to front aspect, built in wardrobe and radiator.

### Bathroom

Double glazed windows to side aspect, p-shaped tiled corner bath with mixer tap and shower attachment, walk in shower enclosure with wall mounted electric shower, low level flush WC, pedestal wash hand basin, coved ceiling, part tiled walls, downlighters and ladder radiator.

### South Facing Rear Garden

Side access, concrete area, laid lawn with decorative flower beds and trees, crazy paved patio.

### Garage 17'3" x 7'6" (5.26m x 2.29m)

Single glazed window, power, light and door from conservatory.

### Front Garden

Mainly laid to lawn with shrub borders.

### Off Road Parking

Providing off street parking for several vehicles.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	36	
(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		
(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		

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