

Offers In Excess Of £500,000 Freehold

- Detached Bungalow
- Two Bathrooms
- Distant Sea Views
- Garage
- Gas Central Heating & Double Glazing

- Three Double Bedrooms
- Gardens To Three Sides
- · Two Driveways
- Popular North Lancing
- EPC: TBC

Robert Luff & Co are delighted to present this INCREDIBLY SPACIOUS DETACHED BUNGALOW occupying an ENVIABLE CORNER PLOT in ever popular NORTH LANCING. The generous accommodation comprises: Entrance hall, dual aspect living room, fitted kitchen/breakfast room, master bedroom with fitted wardrobes, further double bedroom/dining room, bathroom and extension with further double bedroom and shower room. Outside, there are attractive gardens to three sides, two driveways and a larger than average garage. Benefits include gas central heating, double glazing and distant sea views from the property and garden. VIEWING ESSENTIAL!!





Accommodation

Enclosed Entrance Porch

Double glazed windows to front & side, double glazed front door, further double glazed inner door to:

Entrance Hall

Double glazed windows to front, coving, loft access, storage cupboard, airing cupboard housing hot water cylinder, wall mounted central heating thermostat, cupboard housing fuse box, radiator.

Lounge 15' x 14'10" (4.57m x 4.52m)

Dual aspect double glazed windows to front \hat{S} side, coving, fireplace, television aerial point, radiator.

Kitchen/Breakfast Room 11'10' x 11' (3.61m x 3.35m)

Double glazed windows to rear & side, range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, breakfast bar, space and plumbing for washing machine and dishwasher, fitted double electric oven, gas hob, extractor hood, tiled splash-backs, integrated fridge & freezer, wall mounted central healing boiler, coving, radiator.

Inner Hall

Coving, double glazed door to garden.

Bedroom Two 14'8" x 11' (4.47m x 3.35m)

Dual aspect double glazed windows to front & side with Southerly distant sea views, coving, radiator.

Shower Room

Double glazed window to side. Fitted suite comprising: Shower enclosure with wall mounted electric shower, pedestal wash hand basin, close coupled WC, fully filed walls, extractor fan, coving, radiator.

Bedroom One 16' x 12' (4.88m x 3.66m)

Dual aspect double glazed windows to front & side, fitted wardrobes & dressing table, coving, radiator.

Bedroom Three (Currently Dining Room) 11'10" x 9'5" (3.61m x 2.87m)

Double glazed window to rear, coving, wall lights, radiator.

Bathroom

Double glazed windows to side. Fitted suite comprising: Panel enclosed bath with hand grips, pedestal wash hand basin, close coupled WC, part tiled walls, coving, radiator.

Outside

Enclosed South Facing Garden

Patio, flower beds, lawn, further patio area, distant sea views, wall & fence enclosed, gate to front.

Front & Side Gardens

Laid to lawn, trees, flower beds, various plants & shrubs.

Private Driveway

Accessed from Swanbourne Close, leading to:

Garage 19' x 11' (5.79m x 3.35m)

Power & light, up and over door, double glazed window, double glazed personnel door to side.

Further Driveway

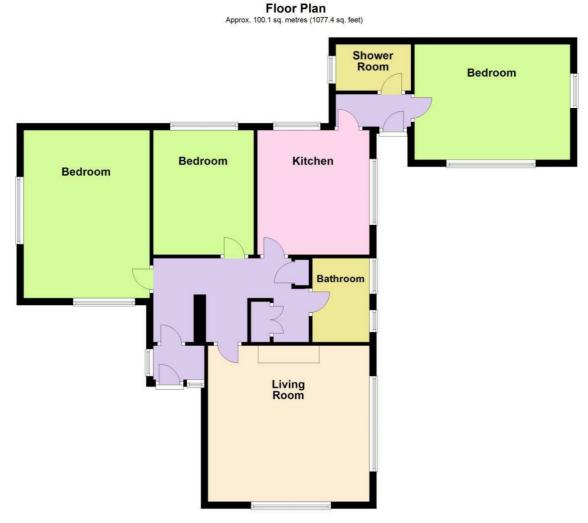
Accessed via Norbury Drive, ample parking for several cars.



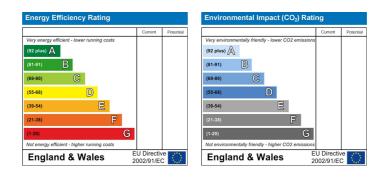








Total area: approx. 100.1 sq. metres (1077.4 sq. feet)



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