



Offers In Excess Of  
**£500,000**  
 Freehold

## Swanbourne Close, Lancing

- 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!!

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## 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 & 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 heating 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 tiled 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)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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