



## Silverdale Drive, Lancing

£375,000  
Freehold

- Semi-Detached Bungalow
- Two Bedrooms
- Gas Central Heating
- South Facing Garden
- EPC: TBC
- Extended Lounge & Kitchen
- Modern Bathroom
- Double Glazing
- Garage & Private Drive
- Council Tax Band: C

Robert Luff & Co are delighted to present this EXTENDED semi-detached bungalow, ideally located in popular Sompting close to local shops, bus services and well regarded schools. The generous accommodation comprises: Entrance hall, extended lounge/dining room, kitchen/breakfast room, two bedrooms and bathroom. Outside, there is a good size, low maintenance SOUTH FACING REAR GARDEN, private driveway and garage. Benefits include: Gas central heating, double glazing and NO ONWARD CHAIN!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

### Entrance Hall

Double glazed front door, loft access with pull down ladder, airing cupboard with slatted shelving and radiator, further storage cupboard, radiator.

### Lounge/Diner 20' x 10'6" narrowing to 10' (6.10m x 3.20m narrowing to 3.05m)

Double glazed patio door to rear, coving, radiator, wall lights.

### Kitchen/Breakfast Room 15'5" x 11'5" (4.70m x 3.48m)

Double glazed windows and doors to rear and side. Fitted kitchen comprising: Range of wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, double electric oven, gas hob, extractor hood, space and plumbing for washing machine and dishwasher, space for under-counter fridge & freezer, space for breakfast table, coving.

### Bedroom One 13'1" x 10'4" (3.99m x 3.15m )

Double glazed bow window to front with distant views to the South Downs, radiator.

### Bedroom Two 10'6" x 7'6" (3.20m x 2.29m)

Double glazed windows to front & side, laminate flooring, radiator.

### Bathroom

Fitted suite comprising: Panel enclosed bath with hand grips & mixer tap with shower attachment, pedestal wash hand basin, close coupled W/C, part tiled walls, radiator, double glazed window to side.

### Outside

#### South Facing Rear Garden

Decking, artificial grass, concrete seating area, timber shed.

#### Front Garden

Laid to lawn.

#### Private Driveway

Block paved leading to:

#### Detached Garage

Up & Over door, power & light, personnel door to side.



**Floor Plan**  
Approx. 79.4 sq. metres (854.4 sq. feet)



Total area: approx. 79.4 sq. metres (854.4 sq. feet)

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

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.