



2



2



1



E



Description

Robert Luff & Co are delighted to welcome to the market this semi-detached bungalow in a prominent location for access to Lancing Village, local amenities and bus links. Internally the property comprises; spacious living room, separate dining room, two double bedrooms, fitted kitchen, bathroom with separate w/c and conservatory whilst outside the property offers ample off road parking a detached garage and a south facing rear garden. The property is being sold with no ongoing chain and in our opinion could be extended subject to the necessary planning consents.

Key Features

- Two Bedroom Semi-Detached Bungalow
- No Ongoing Chain
- South Facing Rear Garden
- Detached Garage & Conservatory
- Council Tax Band C
- Off Road Parking For Multiple Cars
- Close To Local Amenities & Local Bus Stop
- Secluded South Facing Rear Garden
- Room To Extend STNPP



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



Front Door

leading to:

Porch

Internal door leading to:

Hallway

Wood laminate flooring, storage, radiator, doors to:

Bedroom Two

Carpet, double glazed window, radiator

W/C

Low level flush w/c, double glazed window

Bathroom

airing cupboard, panelled bath wash hand basin, double glazed window

Kitchen

Double glazed window, double glazed patio door to garden, range and eye and base level cupboards with surfaces over, boiler on wall, stainless steel sink drainer, integrated oven with hob over and extractor fan.

Living Room

Double glazed window, radiator, fitted shelving unit, electric fitted fire with surround.

Dining Room

Double glazed patio door to conservatory, double glazed window, radiator, fitted cupboards

Conservatory

Part brick part double glazed UPVC double glazing with door to garden

Bedroom One

Double glazed window, radiator

Outside

Front

Laid to stone with dropped kerb, parking for multiple cars

Rear Garden

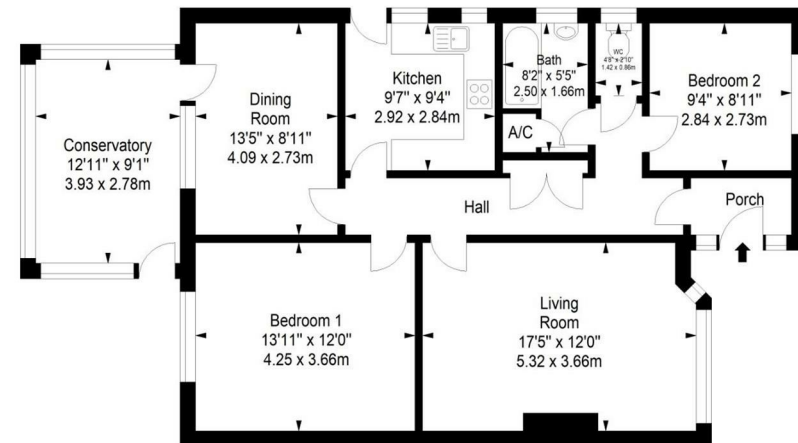
Mainly laid to lawn with mature borders, enclosed by fencing with side access and access to garage

Garage



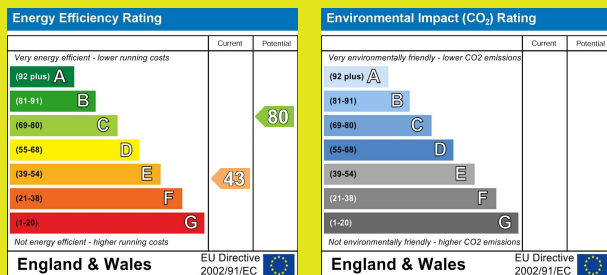
Floor Plan Crabtree Lane

Ground Floor



Approximate gross internal floor area 96.0 sq m/ 1033.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only. All rights reserved.



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.



robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co