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D



## Description

Robert Luff & Co are delighted to market this spacious and very well presented detached bungalow, occupying a generous corner plot just a short walk from Lancing Village centre, mainline railway station & beach. The generous accommodation comprises: Entrance porch, entrance hall, dual aspect living room, modern kitchen/diner, two double bedrooms and shower room. Outside, there are attractive gardens to four sides, off street parking and a garage. VIEWING ESSENTIAL!!

## Key Features

- Well Presented Detached Bungalow
- Dual Aspect Living Room
- Generous Corner Plot
- Gas Central Heating & Double Glazing
- EPC: D
- Two Double Bedrooms
- Modern Kitchen/Breakfast Room
- Gardens To Four Sides
- Ample Parking & Garage
- Council Tax Band: D



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### Entrance Porch

Double glazed windows & front door.

### Entrance Hall

Double glazed windows & door, coving, loft access, large storage cupboard, airing cupboard, radiator.

### Dual Aspect Lounge

**4.27m x 4.27m (14' x 14')**

Dual aspect double glazed windows to front & side, coving, feature fireplace surround, radiator.

### Kitchen/Breakfast Room

**3.25m x 3.05m (10'8" x 10')**

Dual aspect double glazed windows to rear & side. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, electric cooker point, electric extractor hood, space & plumbing for washing machine, space for appliances, cupboard housing combination boiler, space for dining table, radiator, double glazed back door.

### Bedroom One

**4.22m x 3.05m (13'10" x 10')**

Dual aspect double glazed windows to front & side, coving, radiator.

### Bedroom Two

**3.25m x 2.74m (10'8" x 9')**

Double glazed window to side, coving, radiator.

### Shower Room

Coving, double glazed window to rear. Fitted suite comprising: Shower enclosure with wall mounted electric shower, close coupled WC, wash hand basin, part tiled walls, heated towel rail.

### Outside

#### Rear Garden

South & West aspect. Patio seating areas, lawn, flower beds with various plants, shrubs & trees, outside tap, wall & fence enclosed, gates to front & side.

#### Front Gardens

Laid to lawn, flower beds with various plants & shrubs, wall enclosed.

#### Private Driveway

Off street parking.

#### Garage

**5.89m x 2.57m (19'4" x 8'5")**

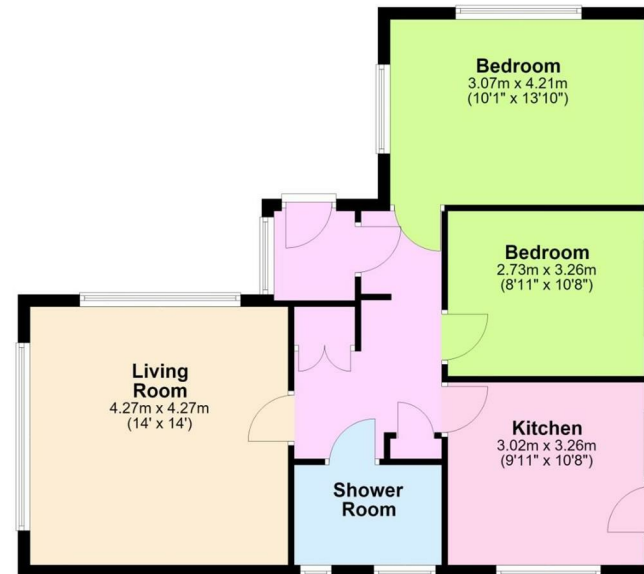
Up & over door, personnel door to side.



## Floor Plan Russells Drive

### Floor Plan

Approx. 66.4 sq. metres (715.1 sq. feet)



Total area: approx. 66.4 sq. metres (715.1 sq. feet)



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 63      | 79        |
| 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                                         |  |         |           |

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.

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