Robert Luff & Co

# Greenoaks, Lancing

## Freehold - Price £355,000

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## Description

Robert Luff & Co are delighted to offer this spacious and beautifully presented bungalow with a WEST FACING REAR GARDEN, located in the ever popular North Lancing, just moments from picturesque walks in the South Downs National Park. The property, which comprises of a driveway that can fit up to four vehicles. Lawned front garden with mature hazelnut tree. Views over the English channel. Entrance hall, living room with log burner, separate dining room/bedroom three, fitted kitchen, two further bedrooms. Shower room and separate WC. A sizeable conservatory with lantern style roof window. Doors leading out the west facing rear garden.

Outside, along with the lovely rear garden, there is a landscaped front garden with raised planters and a garage with power and light. Chain free. Please call the office to arrange a viewing.

## Key Features

- Three Bedroom Semi-Detached Bungalow
- Garage and Off Road Parking
- Spacious Kitchen
- Living Room with Log Burner
- Council Tax Band - D
- Sought after North Lancing
- West Facing Rear Garden
- Chain Free
- EPC - TBC
- Freehold

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Double Glazed UPVC door to Entrance hall:

**Entrance Hallway**
Radiator. Loft Hatch. Thermostat.

**Lounge**
***4.88m x 3.35m (16 x 11)***
Log Burner. Double glazed window. Radiator.

**Bedroom**
***2.44m x 2.69m (8 x 8'10)***
Double glazed window. Radiator.

**Bedroom**
***2.44m x 2.44m (8 x 8)***
Double glazed window. Radiator.

**Shower Room**
***2.13m x 1.22m (7 x 4 )***
Wash hand basin. Storage cupboard housing hot water tank. Tiled floor and walls. Vanity unit. Double glazed frosted window.

**WC**

**Bedroom**
***3.96m x 3.63m (13 x 11'11)***
Built in wardrobes. Double glazed window. Radiator

**Kitchen**
***3.48m x 2.74m (11'05 x 9)***
Range of fitted wall and base units. Carousel. Fitted working surfaces with sink unit with mixer taps above. Beko oven with 4 ring gas hob and extractor fan. Integrated Washing machine. Integrated dishwasher. Wal mounted Worcester Bosch boiler. Double glazed window. Spotlights.

**Conservatory**
***3.96m x 1.80m (13 x 5'11)***
Lantern style roof. radiator. Double doors to Rear garden

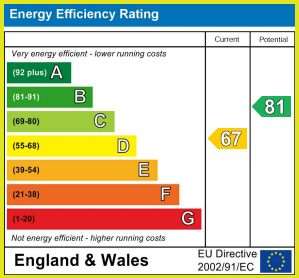
**Outside**

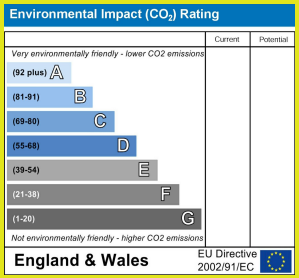
**Rear garden**
Fence enclosed west facing rear garden being beautifully landscaped with mature trees (fig) and variety of shrubs and plants. Pond. lawned area, and further raised patio area for dining. Shed garage access. Side access.

**Garage**
***5.03m x 2.82m (16'6 x 9'3)***
Power and Light.

# Floor Plan Greenoaks

Total area: approx. 77.4 sq. metres (833.6 sq. feet)



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