



Rectory Walk, Lancing



Asking Price
£375,000
Freehold

- NEWLY COMPLETED BUNGALOW
- SOUTH FACING LOUNGE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- CONTEMPORARY BATHROOM
- ATTRACTIVE GARDENS
- OFF STREET PARKING
- EPC: TBC
- COUNCIL TAX BAND: TBC
- NO CHAIN

VIEWING DAY 11TH MARCH - CALL FOR TIMES Robert luff & Co are excited to present this FANTASTIC BUNGALOW occupying a corner position in popular Sompting. The property has been completed to a high standard and comprises: Entrance hall, SOUTH FACING LIVING ROOM, fitted kitchen/breakfast room with integrated appliances, TWO DOUBLE BEDROOMS and a COMTEMPRARY BATHROOM. Outside, there is an attractive SOUTH FACING REAR GARDEN, pretty front garden and OFF STREET PARKING. Viewing essential. NO CHAIN!!

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

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Accommodation

Entrance Hall

Composite front door with double glazed inserts, downlighters, cupboard housing consumer unit, wall mounted central heating controls, radiator.

Lounge 20'3" x 12'8" (6.17m x 3.86m)

Double glazed patio doors to rear, downlighters, radiator.

Kitchen 12'5" x 9'5" (3.78m x 2.87m)

Dual aspect double glazed windows to front & side. Fitted kitchen comprising: Range of fitted wall and base level units, work-surfaces incorporating stainless steel sink unit with mixer tap, metro tile splash-backs, electric oven, hob and extractor hood, integrated fridge-freezer and dishwasher, downlighters, radiator.

Bedroom One 13'10" x 11'7" (4.22m x 3.53m)

Double glazed window to front, loft access, radiator.

Bedroom Two 11'5" x 11'5" (3.48m x 3.48m)

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

Bathroom

Double glazed window to side. Contemporary suite comprising: P-shaped bath with mixer tap and wall mounted shower over, wash hand basin with cupboard under, wall mounted heated mirror, close coupled W/C, heated towel rail, fully tiled walls and floor, downlighters.

Outside

South Facing Rear Garden

Patio, lawn, timber shed, flower beds, tree, wall and fence enclosed with side access via gate.

Front Garden

Laid to lawn, various plants shrubs and trees, pathway with spotlights.

Parking

Off street parking.

Agents Note

In accordance with the Estate Agency Act 1979, we declare that the Vendor of this property is an employee of Robert Luff & Co estate agents.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan

Approx. 78.5 sq. metres (845.3 sq. feet)



Total area: approx. 78.5 sq. metres (845.3 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	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.