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## Description

Robert Luff and Co are delighted to offer to market this two bedroom link-detached bungalow, which presents a fantastic opportunity for buyers seeking a home with both comfort and potential. Offering two well-proportioned double bedrooms, the property benefits from double glazing and central heating, while also being in need of modernisation, making it ideal for those wanting to add their own style. The generous garden, off-road parking, and garage enhance its practicality, and the single-storey layout supports an easy, relaxed lifestyle. Altogether, it's a home with solid fundamentals and plenty of scope to transform into something truly personal.

## Key Features

- Link-Detached Bungalow
- Two Double Bedrooms
- Off-Road Parking
- Double Glazing
- Council Tax Band- D
- Quiet Cul-De-Sac Location
- In need of Modernisation
- Good Sized Gardens
- Garage
- EPC rating: D



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### Location

Burrell Avenue sits within a quiet residential cul-de-sac in Lancing, a popular coastal village positioned between Worthing and Shoreham-by-Sea on the West Sussex coastline. The area offers convenient access to local schools, transport links, and everyday amenities, with nearby train stations connecting residents to Brighton, London, and the wider South East. Lancing itself is known for its long beachfront, community-focused atmosphere, and easy access to the South Downs.

### Inside

A two-double-bedroom bungalow offering fantastic potential, this property provides a solid foundation for modernisation while already benefiting from double-glazed windows and gas central heating. Ideal for buyers looking to put their own stamp on a home, it presents an excellent opportunity to create a stylish, personalised residence in a practical single-storey layout.

### Outside

The property enjoys an appealing exterior, featuring a good-sized rear garden that offers plenty of space for outdoor relaxation, entertaining, or future landscaping ideas. At the front,

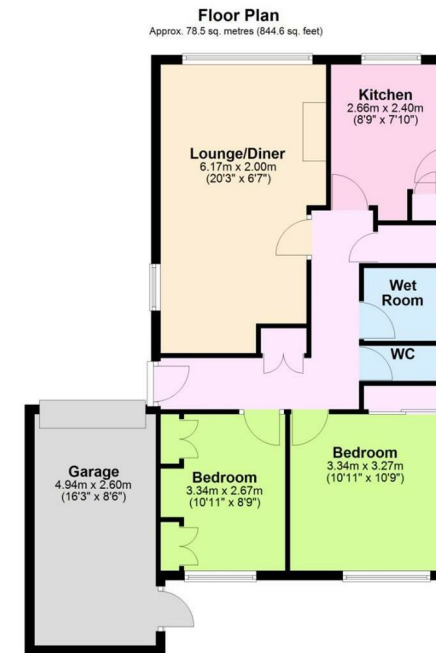
off-road parking provides everyday convenience, complemented by a private garage that adds valuable storage or workshop potential.

### Lifestyle

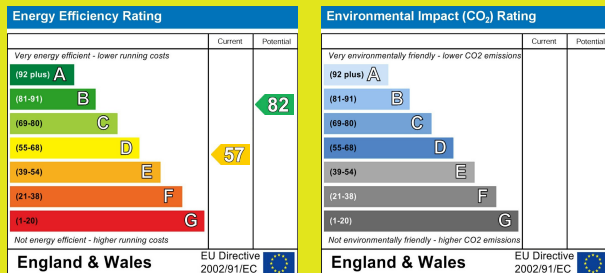
This link-detached bungalow offers an easy, low-maintenance lifestyle, with single-level living that feels calm and effortless. The generous garden and private setting create space to unwind, while the layout adapts well to everything from quiet days at home to relaxed entertaining. In need of modernisation, the property offers excellent potential for buyers looking to create a home tailored to their own style and vision.



## Floor Plan Burrell Avenue



Total area: approx. 78.5 sq. metres (844.6 sq. feet)



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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