



## Bristol Avenue, Lancing



Guide Price  
**£325,000**  
 Freehold

- Semi-Detached Chalet Bungalow
- Two/Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Separate Utility Area
- Ground Floor Bathroom/WC
- Ground Floor Bedroom/Study
- Two Double First Floor Bedrooms - One With En-Suite WC
- Council Tax Band: B
- EPC: TBC

\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\* Robert Luff & Co are delighted to present this spacious, semi-detached chalet bungalow located on the popular West Beach development, just a short walk from Widewater Nature Reserve and beach. Shoreham High Street with its fine array of independent shops, restaurants, cafe's and pubs is within 1.25 miles and the 700 bus service passes along Brighton Road, providing easy access to Brighton, Worthing and beyond. The property, which requires certain modernisation, features: Entrance porch, entrance hall, through lounge/dining room, sun room, kitchen, utility room, ground floor single bedroom/study, ground floor shower room/WC, first floor landing, master bedroom with en-suite WC and a further double bedroom. Outside, there is a generous rear garden with fruit trees and timber workshop and ample parking to the front. VIEWING ESSENTIAL!!

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## Accommodation

### Entrance Porch

Double glazed door and leaded double glazed window.

### Entrance Hall

Coving, tiled floor, radiator

### Bedroom/Study 8'9" x 5'9" (2.67m x 1.75m)

Leaded double glazed window to front, coving, cupboard housing combination boiler.

### Lounge/Dining Room 23'3" x 10' narrowing to 8'7" (7.09m x 3.05m narrowing to 2.62m)

Leaded double glazed windows to front, feature fireplace, alcove cupboards, dado rail, 2 x radiators.

### Sun Room 13'10" x 11'10" (4.22m x 3.61m)

Double glazed window to rear, tiled floor, 2 x radiators.

### Kitchen 9'9" x 6'10" (2.97m x 2.08m)

Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven and gas hob, doorway to:

### Utility Room 8'2" x 6' (2.49m x 1.83m)

Double glazed window to rear, work surfaces, space & plumbing for washing machine and dishwasher, tiled floor.

### Bathroom

Double glazed window to side, shower enclosure, wash hand basin with cupboard under, close coupled WC, coving, fully tiled walls, ladder radiator.

### First Floor Landing

Coving, storage cupboard.

### Bedroom One 11'10" x 9' (3.61m x 2.74m)

Leaded double glazed window to rear, storage into eaves, coving, radiator.

### En-Suite WC

Double glazed window to side, part tiled walls, close coupled WC, wash hand basin

### Bedroom Two 13'4" x 7'9" (4.06m x 2.36m)

Leaded double glazed window to front, coving, storage into eaves, radiator.

### Outside

#### Rear Garden approx 76' (approx 23.16m)

Patio, lawn, fruit trees, timber shed.

#### Workshop 14'9" x 9'8" (4.50m x 2.95m)

Timber construction, power & light.

### Parking

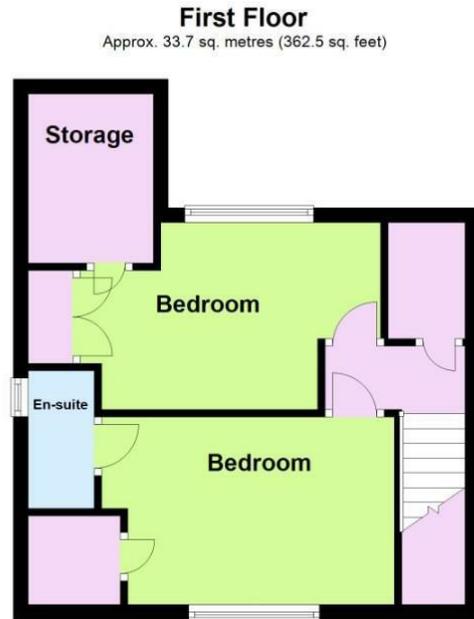
Ample parking to front.



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Total area: approx. 99.0 sq. metres (1065.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.