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## Description

Robert Luff & Co are delighted to present this spacious and well maintained detached bungalow, ideally located just moments from the village centre. Lancing beach is also just a few minutes' walk away and the 700 bus service passes along Brighton Road providing easy access to Brighton, Worthing & beyond. The generous accommodation comprises: Entrance hall, living room, separate dining room, conservatory, fitted kitchen with integrated appliances, primary bedroom with ample fitted wardrobes, further double bedroom, shower room and separate WC. Outside, there is an attractive rear garden, low maintenance front garden, long private driveway leading to undercover car port and garage/workshop. Viewing essential - NO ONWARD CHAIN!



## Key Features

- Detached Bungalow
- Two Double Bedrooms
- Conservatory
- Shower Room & Separate WC
- EPC: TBC
- Popular Location Close To Village & Beach
- Two Reception Rooms
- Fitted Kitchen
- Garage & Ample Parking
- Council Tax Band: D



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### Enclosed Entrance Porch

Double glazed windows to front & side, double glazed door, wood effect flooring, inner door to:

### Entrance Hall

Loft access, large storage cupboard, coving, picture rail, wood effect flooring, radiator.

### Lounge

**5.26m x 3.66m (17'3" x 12')**  
Double glazed window to front, picture rails, fireplace with living flame gas fire, wall lights, wood effect flooring, radiator.

### Kitchen

**3.05m x 2.79m (10' x 9'2")**  
Double glazed window to side. Fitted kitchen comprising: Range of fitted high gloss wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, double electric oven, gas hob with extractor hood over, integrated fridge/freezer and washing machine, two stacks of drawers, wall mounted combination boiler, tiled walls, tiled floor.

### Dining Room

**4.01m x 2.64m (13'2" x 8'8")**  
Double glazed window to side, coving, wood effect floor, radiator, bi-fold door to:

### Conservatory

**3.43m x 3.05m (11'3" x 10')**  
Double glazed windows to rear & sides, wood effect flooring, double glazed French doors to garden.

### Bedroom One

**4.27m x 3.05m to wardrobe doors (14' x 10' to wardrobe doors)**  
Double glazed windows to rear, full width fitted wardrobes and matching dressing table, coving, wood effect flooring, radiator.

### Bedroom Two

**2.82m x 2.74m (9'3" x 9')**  
Double glazed window to front, coving, radiator.

### Shower Room

Double glazed window to side, downlighters. Fitted suite comprising: Walk in shower enclosure with wall mounted shower, corner wash hand basin with cupboard under, tiled and paneled walls, storage cupboard, heated towel rail.

### Separate WC

Double glazed window to side. Close coupled WC, wash hand basin, part tiled walls, coving, downlighters.

### Outside

### Rear Garden

Patio, lawn, flower beds, trellis

with gate leading to growing area with greenhouse and two timber sheds with power. Fence enclosed with side access via gate.

#### **Front Garden**

Laid to shingle with feature wishing well flower bed, various plants & shrubs.

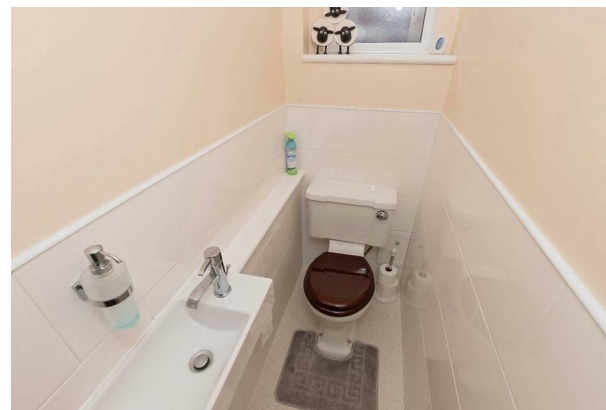
#### **Private Driveway**

Block paved, leading to undercover car-port and:

#### **Garage/Workshop**

**5.18m x 2.54m (17' x 8'4")**

Power, light, double glazed door to side, workbenches.



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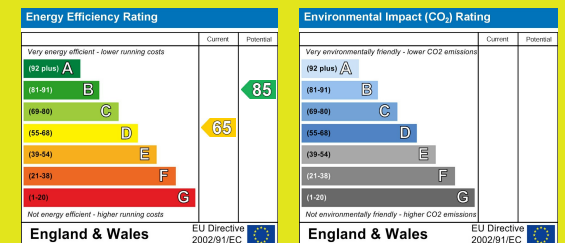
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## Floor Plan Chester Avenue



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