

Offers In The Region Of £415,000
Freehold

- · Semi-Detached Bungalow
- Three Bedrooms
- Extended Lounge/Diner
- Gas Central Heating (New Boiler 2020)
- EPC:

- Popular North Lancing
- White Bathroom Suite
- Private Driveway
- · Double Glazing

Robert Luff & Co are delighted to present this spacious, extended semi-detached bungalow ideally located in ever popular North Lancing, just minutes' from beautiful down-land walks. Local shops are available on Manor Road and a regular bus service passes along Upper Brighton Road providing easy access to surrounding areas. The accommodation comprises: Entrance hall, extended lounge/dining room, kitchen, generous master bedroom, two further good sized bedrooms and recently updated bathroom. Outside, there is an attractive rear garden, front garden and off street parking. VIEWING ESSENTIAL!!





Accommodation

Entrance Hall

Double glazed front door, loft access, radiator.

Lounge/Dining Room 24'10" x 11'4" (7.57m x 3.45m)

Double glazed windows to rear, coving, wall lights, television aerial point, radiator.

Kitchen 13' x 8' (3.96m x 2.44m)

Double glazed windows to rear & side, fitted base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, cooker point, space and plumbing for washing machine, radiator, double glazed door to garden.

Bedroom One 14'9" x 11'3" (4.50m x 3.43m) Double glazed window to front, picture rail, radiator.

Bedroom Two 8'7" x 8'2" (2.62m x 2.49m) Double glazed window to front, coving, radiator.

Bedroom Three 8'7" x 8' (2.62m x 2.44m) Double glazed window to side, coving, radiator.

Bathroom

Double glazed window to side, storage cupboard. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, vanity unit with inset wash hand basin and cupboard under, close coupled WC, fully tiled walls, heated towel rail.

Outside

Rear Garden

Lawn, patio seating area, raised shingle bed, timber shed, metal storage shed, fence enclosed with side access via gate.

Front Garden

Artificial grass, flower bed borders.

Driveway

Block paved providing off street parking for 2 cars.









Bedroom

Bedroom

Bedroom

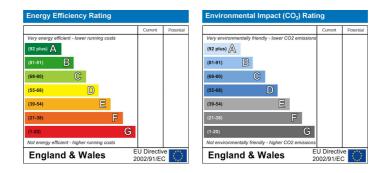
Bathroom

Kitchen

Dining
Room

Floor Plan Approx. 77.6 sq. metres (835.4 sq. feet)

Total area: approx. 77.6 sq. metres (835.4 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.