



Griffiths Avenue, Lancing

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!!**

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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.



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

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

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