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Description

Robert Luff & Co are delighted to present this two/three bedroom semi-detached bungalow conveniently located in a small residential Cul-de-sac within easy reach of Lancing village centre and mainline railway station. The accommodation briefly comprises: Living room, dining room/bedroom three, two double bedrooms, conservatory, kitchen, shower room & separate WC. Outside, there is a Westerly aspect rear garden, front garden and off street parking. Viewing recommended - NO ONWARD CHAIN!

Key Features

- Semi-Detached Bungalow
- Conservatory
- Double Glazing & Gas Central Heating
- Off Street Parking
- EPC: TBC
- Two/Three Bedrooms
- West Facing Garden
- Cul-De-Sac Close To Village Centre
- No Onward Chain
- Council Tax Band: C



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Entrance Hall

Double glazed front door, radiator, loft access.

Lounge

5.13m x 3.66m (16'10" x 12')

Double glazed window to front, picture rail, fireplace, radiator.

Kitchen

4.14m x 2.69m (13'7" x 8'10")

Double glazed window to rear. Range of fitted wall & base level units, worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, wall mounted central heating boiler, space & plumbing for washing machine, radiator.

Dining Room/Bedroom

2.92m x 2.44m (9'7" x 8')

Picture rail, doors into conservatory

Conservatory

2.84m x 2.06m (9'4" x 6'9")

Double glazed windows to front, rear & sides, double glazed back door, radiator.

Bedroom

4.09m x 3.66m (13'5" x 12')

Double glazed windows & French doors, picture rail, radiator.

Bedroom

3.00m x 2.95m (9'10" x 9'8")

Double glazed window to front, picture rail, radiator.

Shower Room

Double glazed window to side. Shower enclosure with wall mounted shower, vanity unit with inset wash hand basin, close coupled WC, airing cupboard.

Separate WC

Double glazed window to side, close coupled WC.

Outside

Westerly Aspect Rear Garden

Patio, side access, lawn, pond, summerhouse, shed, outside tap.

Front Garden

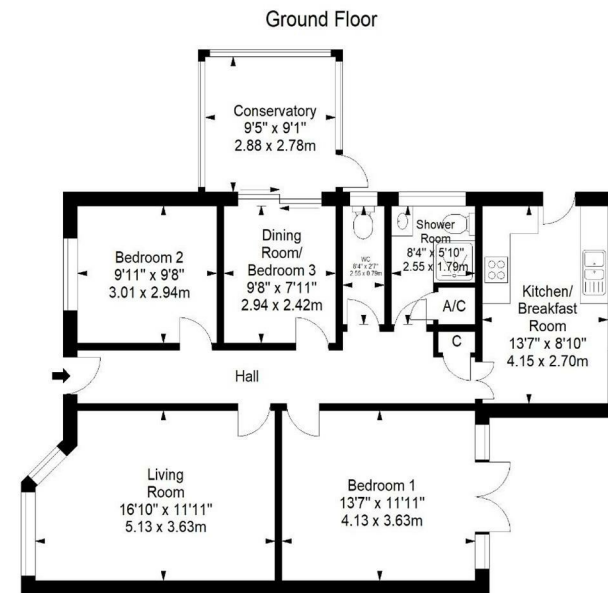
Formal front garden.

Parking

Private drive.



Floor Plan Hadlow Way



Approximate gross internal floor area 92.1 sq m/ 991.4 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		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.

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