



Bristol Avenue, Lancing



Price
£375,000
Freehold

- Extended 2 bedroom bungalow
- Popular location close to the sea
- Double garage and further parking
- 21' Lounge with separate dining area
- Modern fitted kitchen with built in appliances
- Modern fitted bathroom
- Westerly facing rear garden
- Double glazing and central heating

Sale agreed prior to marketing****

Welcome to Bristol Avenue, Lancing - a charming property that could be your next home! This delightful semi-detached bungalow offers excellent accommodation including good sized lounge leading to separate dining area, the modern fitted kitchen has built in appliances, there are 2 good sized bedrooms and a modern fitted bathroom.

Situated in a peaceful neighbourhood, this property boasts convenient parking for 2 vehicles and an excellent double garage with good access approached from the rear.

The property is on the sunny west side of the road and benefits from a good sized enclosed westerly rear garden.

Don't miss out on the opportunity to make this lovely property your own. Contact us today to arrange a viewing and take the first step towards calling Bristol Avenue home.

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Lounge 21'1 x 10 (6.43m x 3.05m)

Double glazed window overlooking front garden, 2 radiators, feature brick fireplace, laminate flooring, access to:

Dining Area 12'8 x 6'5 (3.86m x 1.96m)

Part panelled walls, radiator, laminate flooring, double glazed doors to rear garden

Bedroom 1 12'2 x 9'2 (3.71m x 2.79m)

Panelled walls, radiator, double glazed bay window, 2 freestanding units with hanging rails and drawers

Bedroom 2 9'7 x 9 (2.92m x 2.74m)

Radiator, Velux type window

Kitchen 12'3 x 9'2 (3.73m x 2.79m)

Modern grey fitted kitchen comprising, as follows: single drainer sink with built in cupboard beneath, electric cooker and hob built into white work surface, further range of built in cupboards and drawers, fitted fridge/freezer, washing machine and dishwasher, radiator, part tiled walls, spot lighting, vinolay flooring, door to rear garden

Bathroom

Spacious bathroom with L shaped bath and shower above, wash hand basin and low level WC, ladder style radiator, part tiled walls, Velux style window.



Outside

Front Garden

Feature front garden with off street parking for 2 cars.

Rear Garden

Excellent westerly facing rear garden, raised fish pond.

Double Garage 18'9 x 18 (5.72m x 5.49m)

Excellent detached garage with power and lighting, built in work bench and further free standing work benches, metal up and over door.

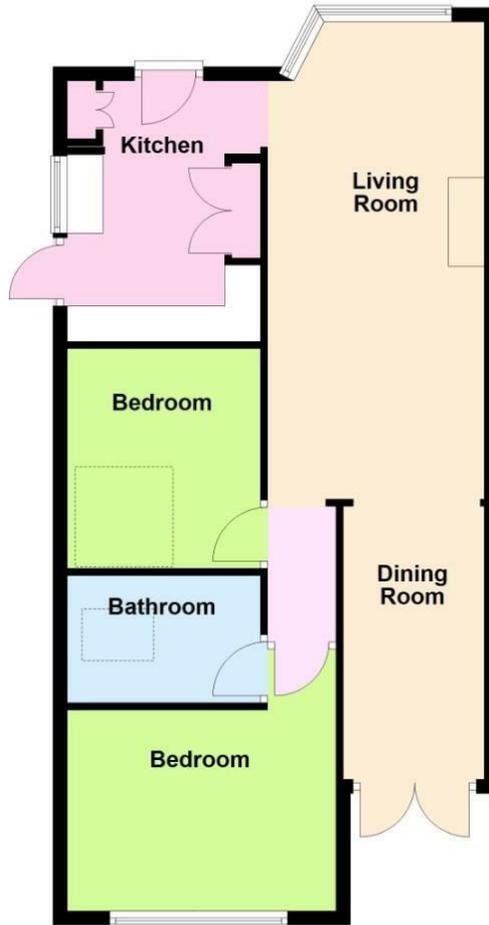


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Floor Plan
Approx. 65.9 sq. metres (709.8 sq. feet)



Total area: approx. 65.9 sq. metres (709.8 sq. feet)

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	

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