



Lynchmere Avenue, Lancing

Open To Offers
£425,000
Freehold

- Detached Two/Three Bedroom Chalet Bungalow
- Chain Free
- Detached Garage
- Downstairs Bedroom & Bathroom
- EPC Rating D
- Popular North Lancing Location
- Off Road Parking
- Large Attractive Rear Garden
- Close To Local Shops And Amenities
- Council Tax Band D

We are delighted to welcome to the market for the first time since being built in 1956 this delightful DETACHED CHALET BUNGALOW. Located at the foot of the beautiful South Downs National Park in popular North Lancing this property offers a spacious lounge, separate dining room which could be converted into a bedroom, bathroom with separate w/c, double bedroom, fitted kitchen and conservatory on the ground floor whilst on the first floor offers another bedroom and separate w/c. Outside there is a beautiful, large and well manicured rear garden, mainly laid to lawn with mature shrubs and made private by trees with a patio area for seating, the property also benefits from a detached garage, front garden and off road parking. This much loved family home has been extended from its original design but could be further extended subject to the necessary planning consents and is being sold with no ongoing chain.

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

Front Door

Leading to:

Hallway

Stairs to first floor landing, wood laminate flooring doors to:

Lounge 13'10" x 11'6" (4.23 x 3.51)

Carpet, double glazed window, gas fire with surround, door to:

Dining Room/Third Bedroom 8'11" x 11'3" (2.72 x 3.43)

Carpet, double glazed window, radiator

Bathroom 8'4" x 5'10" (2.56 x 1.80)

Tiled floor, double glazed window, shower in cubicle, bath, wash hand basin, fully tiled walls, radiator

W/C 5'2" x 2'7" (1.58 x 0.80)

Tiled floor, part tiled walls, low level flush w/c, double glazed window

Kitchen 10'9" x 11'9" (3.28 x 3.60)

Wood laminate flooring, double glazed window, door to conservatory, fitted kitchen with space for utilities

Conservatory 10'0" x 12'9" (3.05 x 3.91)

Wood laminate flooring, door to garden.

Bedroom 13'5" x 10'11" (4.10 x 3.34)

Wood laminate flooring, radiator, sliding doors to conservatory

First Floor

Bedroom 12'10" x 11'4" (3.91m x 3.45m)

carpet, eaves storage, double glazed window, radiator

W/C 4'11" x 7'8" (1.52 x 2.34)

Low level flush w/c, wash hand basin, double glazed window, storage

Outside

Rear Garden

Side access, passenger door to garage, patio area, mainly laid to lawn with mature shrubs and borders, enclosed by fence

Front Garden

Laid to lawn with mature shrubs and border

Off Road Parking

Dropped kerb, laid to patio, access to garage

Garage

Detached garage with up and over door to front and passenger door to side



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Floorplan



Total area: approx. 122.2 sq. metres (1315.6 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	

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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