Robert Luff & Co

The Drive, Lancing

Freehold - Asking Price £415,000

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D



Description

Robert Luff & Co are delighted to present this spacious semi-detached bungalow located in one of South Lancing's most popular positions, just a short walk from the village centre and moments from Lancing beach. The generous accommodation comprises: Entrance hall with widened doorways for wheelchair access, lounge/dining room, kitchen, conservatory, three bedrooms and bathroom. Outside, there is a West facing rear garden, front garden & private driveway. VIEWING ESSENTIAL!!



Key Features

- Spacious Semi-Detached Bungalow
- Fitted Kitchen
- Three Double Bedrooms
- West Facing Rear Garden
- EPC: D
- 23ft Lounge/Diner
- Wheel Chair Accessible With Widened Doors
- Wet Room
- Private Driveway
- Council Tax Band: D





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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk







Entrance Hall
Coving, loft access, 2 radiators.

Lounge/Dining Room
7.01m x 3.81m (23' x 12'6")
Double glazed window to front, feature fireplace surround, coving, radiator.

Kitchen
3.66m x 2.92m (12' x 9'7")
Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, double electric oven, gas hob, space for washing machine.

Conservatory
3.48m x 2.13m (11'5" x 7')
Double glazed windows to rear & side, double glazed door.

Bedroom One
3.89m x 2.97m (12'9" x 9'9")
Double glazed window to front, fitted wardrobe, radiator.

Bedroom Two
3.48m x 2.92m (11'5" x 9'7")
Double glazed window to side, coving, wardrobe, radiator.

Bedroom Three
2.90m x 2.87m (9'6" x 9'5")
Double glazed window to rear, coving, radiator.

Wet Room
Double glazed windows to rear, shower, close coupled WC, wash hand basin, radiator.

Outside

West Facing Rear Garden

Private Driveway

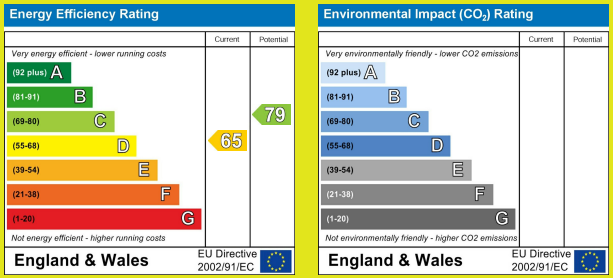
Front Garden



Floor Plan The Drive



Total area: approx. 96.1 sq. metres (1034.8 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.





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