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D



## Description

Robert Luff & Co are delighted to present this spacious and well maintained semi-detached bungalow located in arguably one of South Lancing's most popular roads. Lancing beach is just a few minutes walk away and the village centre & mainline station are within 0.3 miles. The generous accommodation comprises: Entrance hall, living room, fitted kitchen/diner, conservatory, two double bedrooms with built in wardrobes, shower room with walk in shower & separate WC. Outside, there is an attractive, West facing rear garden, low maintenance front garden & a garage. Viewing Essential - NO ONWARD CHAIN!



## Key Features

- Semi-Detached Bungalow
- Fitted Kitchen/Breakfast Room
- Bathroom & Separate WC
- Garage
- EPC: D
- Two Double Bedrooms
- Conservatory
- West Facing Rear Garden
- Close To Beach & Village Centre
- Council Tax Band: C



[robertluff.co.uk](http://robertluff.co.uk)

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**Entrance Hall**

**Living Room**  
*4.80m x 3.51m (15'9" x 11'6")*

**Fitted Kitchen/Breakfast Room**  
*4.09m x 3.66m (13'5" x 12')*

**Conservatory**  
*3.89m x 2.87m (12'9" x 9'5")*

**Bedroom One**  
*3.89m x 3.35m (12'9" x 11')*

**Bedroom Two**  
*3.61m x 3.53m (11'10" x 11'7")*

**Shower Room**

**Separate WC**

**Outside**

**West Facing Rear Garden**

**Garage**  
*4.57m x 2.34m (15' x 7'8")*





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