



## Bushby Close, Lancing



PCM  
£1,750 PCM

- Spacious Semi-Detached House
- Three Generous Bedrooms
- Ground Floor Shower Room
- First Floor Family Bathroom
- 22FT Lounge
- Extended Kitchen/Diner
- South Facing Garden
- Ample Off Street Parking
- EPC: D
- Council Tax Band: C

Robert Luff & Co are delighted to present this INCREDIBLY SPACIOUS SEMI-DETACHED FAMILY HOME, conveniently located in a small residential Cul-de-sac within easy walking distance of Lancing village centre and mainline railway station. Several well regarded schools are close by and "The Pulse" bus service offers easy access to Worthing town centre. The generous accommodation comprises: Entrance hall, 22ft dual aspect lounge, fitted kitchen with integrated appliances, extended dining room, GROUND FLOOR SHOWER ROOM/WC, first floor landing, THREE GOOD SIZE BEDROOMS and family bathroom. Outside, there is a SOUTH FACING REAR GARDEN and ample parking to the front. VIEWING ESSENTIAL!

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## Accommodation

### Entrance Hall

Double glazed front door, cupboard housing meters, under-stairs storage cupboard.

### Shower Room

Fully tiled walls, shower enclosure with wall mounted electric shower, close coupled WC, downlighters, extractor fan, double glazed window to front.

### Living Room 22' x 11'5" narrowing to 10'3" (6.71m x 3.48m narrowing to 3.12m)

Double glazed window to front, double glazed patio door to rear, television aerial point, 2X radiators.

### Kitchen/Diner 19'6" x 10'10" (5.94m x 3.30m)

Double glazed window to rear, double glazed door to garden. Fitted kitchen comprising: Range of fitted wall & base level units, work surfaces incorporating stainless steel sink unit with mixer tap, double electric oven, gas hob with electric extractor hood over, integrated dishwasher, space and plumbing for washing machine, space for fridge/freezer, downlighters, radiator.

### First Floor Landing

Loft access, double glazed window to side.

### Bedroom One 11'5" x 11'4" (3.48m x 3.45m)

Double glazed window to rear, built in wardrobes, radiator.

### Bedroom Two 11'4" x 10' (3.45m x 3.05m)

Double glazed window to front, coving, radiator.

### Bedroom Three 10' x 9'7" (3.05m x 2.92m)

Double glazed window to rear, coving, radiator.

### Bathroom

Double glazed window to front, fully tiled walls. Fitted suite comprising: P shaped bath with shower over, vanity unit with over counter wash hand basin and cupboard under, close coupled WC, cupboard housing hot water cylinder.

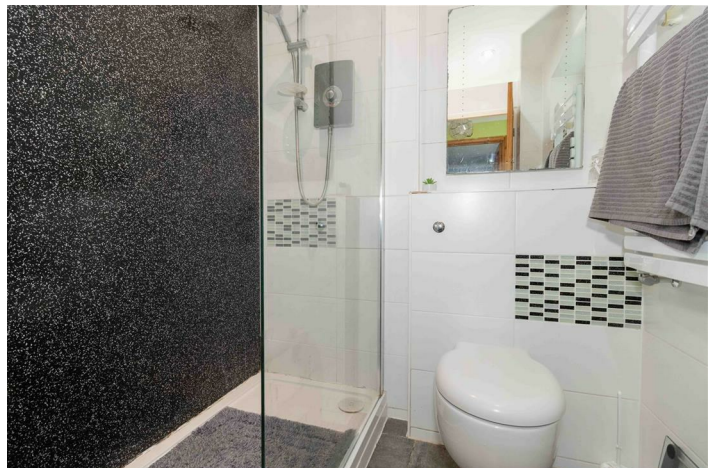
### Outside

#### South Facing Rear Garden

Patio, lawn, brick built shed, fence enclosed.

#### Front Garden

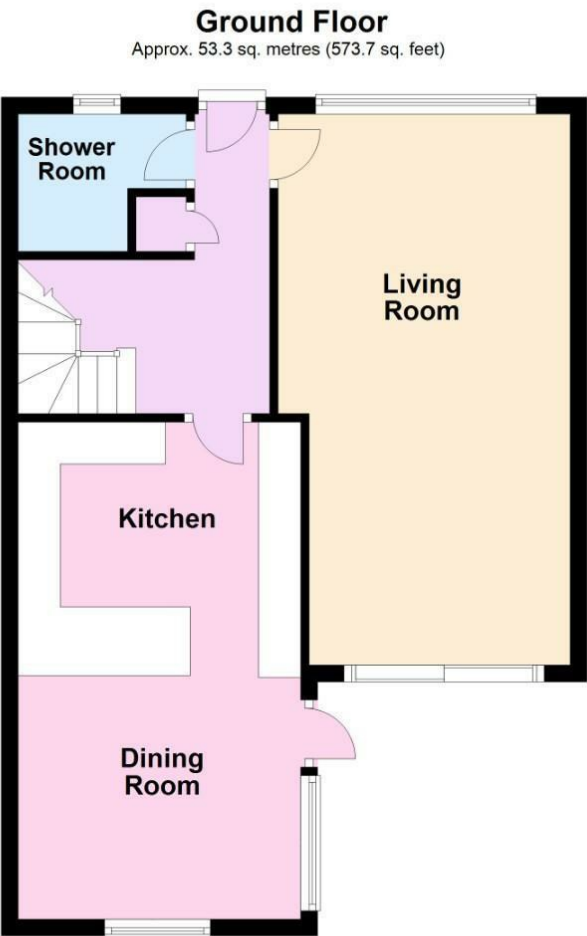
Block paved providing ample off street parking.



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Total area: approx. 96.4 sq. metres (1037.4 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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.