



Per Calendar Month  
£1,395 Per

## Chester Avenue, Lancing

- Detached Two bedroom • Front and rear garden bungalow
- Garage and driveway • Spacious living space
- EPC Rating D

**\*\* VIEWINGS FULLY BOOKED \*\*** Robert Luff Lettings are delighted to offer to the market this detached bungalow with garage, beautifully landscaped front garden and south facing rear garden and within walking distance to the train station and all of the local shops and a stones throw from the beach. Other benefits of the property include 2 double bedrooms, spacious living/ dining room, sun room and bathroom. Available end of May

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## Accommodation

### Entrance Hall

Spacious entrance hall with 2 built in cupboards, phone point and radiator

### Living/ Dining area 17'7" x 18'4" (5.36 x 5.59 (5.37 x 5.60))

L shaped living and dining area with bay fronted double glazed window, 2 radiators access into the sun room.

### Sun Room 7'10" x 8'4" (2.39 x 2.54)

Spacious south facing room with double doors leading out onto the rear garden, Radiator and 2 double glazed windows.

### Kitchen 9'0" x 7'10" (2.74 x 2.39 (2.75 x 2.40))

Fitted kitchen with free standing range cooker, stainless steel sink with drainer, floor to ceiling beige units with cream work top, tiled floor and leads to the utility room.

### Utility Room 12'4" x 6'0" (3.76 x 1.83 (3.75 x 1.82))

built in units to match the kitchen, plumbing for a washing machine, space for a fridge freezer and access out onto the rear garden and WC.

### Bathroom

Cream bathroom suit with electric shower over the bath, airing cupboard, newly laid vinyl flooring.

### Second Bedroom 12'1" x 9'11" (3.68 x 3.02)

Good size double bedroom with 2 freestanding wardrobes, new carpets, front and side aspect double glazed windows and radiator.

### Master Bedroom 12'0" x 12'0" (3.66 x 3.66)

Good size double bedroom with built in wardrobe, front aspect double glazed windows.

### Rear Garden

South facing rear garden with an array of fruit trees access from the front garden and also to the garage.

### Garage



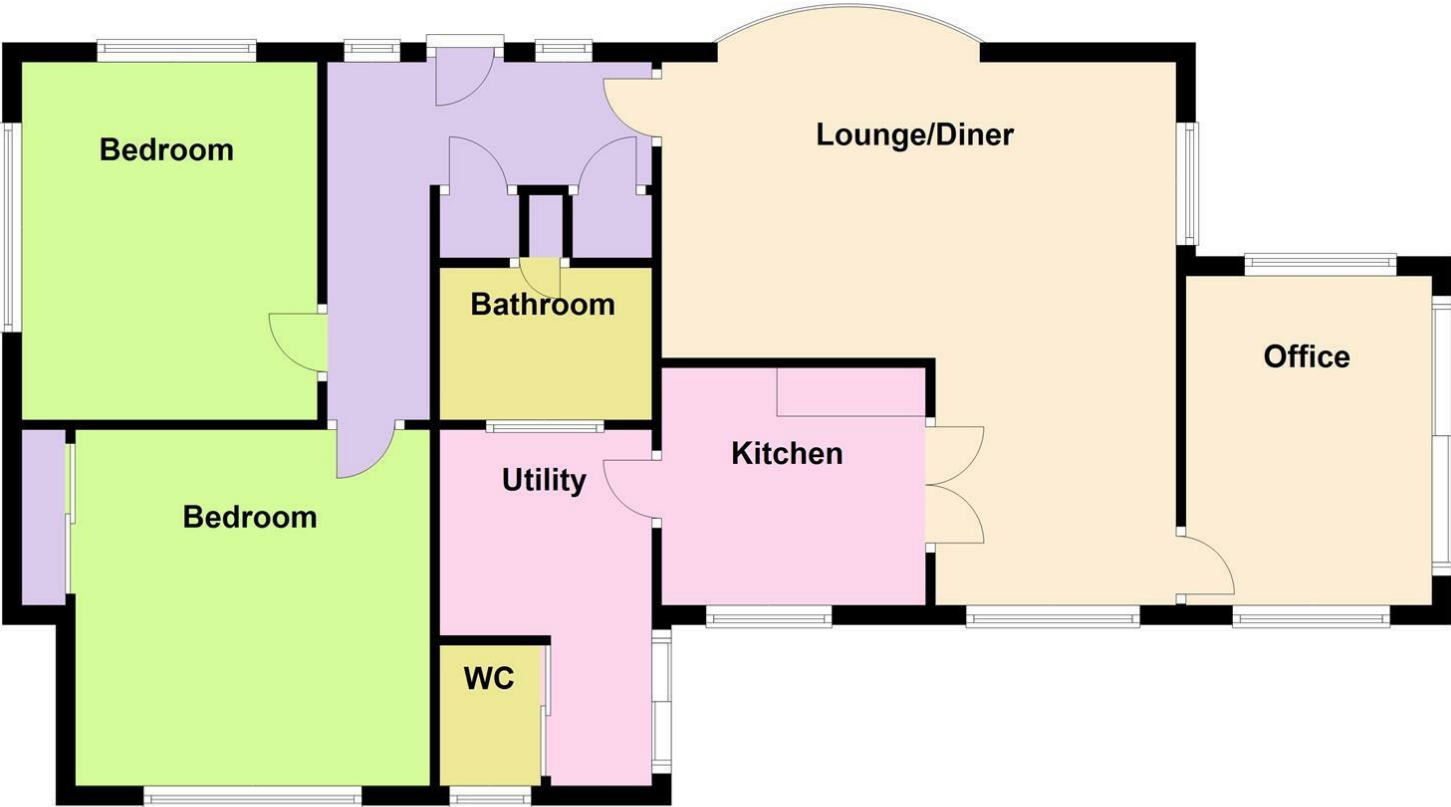
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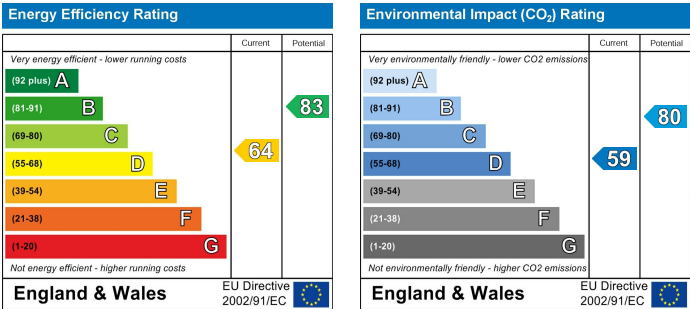
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Floor Plan

Approx. 87.2 sq. metres (938.7 sq. feet)



Total area: approx. 87.2 sq. metres (938.7 sq. feet)



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