



## Upper Boundstone Lane, Lancing

£1,500

- Semi-Detached Bungalow
- Large Rear Garden & Detached Garage
- Off Road Parking For Multiple Cars
- Ideal Position Close To Local Transport Links
- No Ongoing Chain
- Catchment For Well Regarded Schools
- Walking Distance To Lancing Village
- EPC Rating - D
- Council Tax Band - C

Robert Luff & Co are delighted to welcome to the market a well-positioned semi-detached bungalow for rent, offering ample off-road parking and a detached garage. This property is ideally suited for those seeking a convenient and comfortable home in a desirable location.

Situated less than a mile from Lancing Village, the property benefits from easy access to a variety of local shops, cafes, and eateries. Lancing mainline train station is also nearby, making this an ideal location for commuters. Further amenities and transport links are within close reach, and the property is located within catchment for well-regarded primary and secondary schools.

Inside, the bungalow offers two spacious double bedrooms, perfect for a small family or working professionals. There is a family bathroom, a cozy lounge that flows through to a dining area, and an extended kitchen, adding both space and functionality.

Outside, the property boasts a large rear garden, providing a fantastic space for relaxation or outdoor gatherings.

Viewings are scheduled for Friday, the 15th of November, from 12:00 to 13:30.

This is an excellent opportunity to secure a charming rental property in a sought-after area.

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## Accommodation

**Front Door**  
leading to

### Entrance Hall

Wood laminate flooring, built in storage, doors to:

### Bedroom 12'05 x 11'06 (3.78m x 3.51m)

Carpet, double glazed bay window, radiator

### Bedroom Two 11'10 x 9'11 (3.61m x 3.02m)

Carpet, radiator, double glazed window

### Lounge 11'05 x 16'10 (3.48m x 5.13m)

Carpet, double glazed bay window, fireplace with log burner, radiator, double doors opening to:

### Kitchen/Dining Room 15'01 x 11'00 (4.60m x 3.35m)

Wood laminate flooring, 2 x double glazed window, double glazed door to garden. Kitchen offers a range of eye and base level cupboards with surfaces, space for oven with extractor hood above, integrated hob, space for fridge freezer, space for washing machine

### Family Bathroom

Tiled flooring, double glazed window, bath with shower over, wash hand basin, low level flush w/c, heated towel rail

### Outside

### Garage

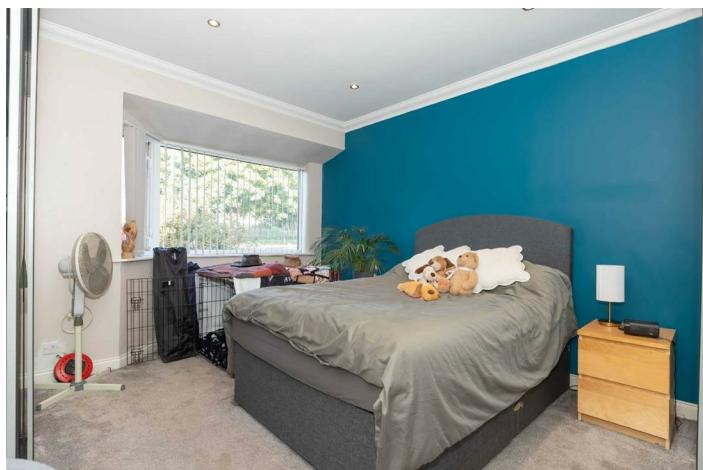
Up and over door, light and power, accessed via the driveway with passenger door from garden

### Garden

Mainly laid to lawn with mature shrubs and borders, enclosed by fencing with side access.

### Driveway

Dropped kerb, laid to driveway with space for multiple vehicles



## Floorplan

### Floor Plan

Approx. 69.0 sq. metres (742.9 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 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	64	
(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.

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