



## Osborne Drive, Lancing

Per Calendar Month  
£1,300 Per

- Semi Detached Bungalow
- Low Maintenance Rear Garden
- Available Now
- Extended Kitchen
- Off Road Parking & Garage
- EPC Energy Rating D (55)

**\*\*VIEWINGS FULLY BOOKED\*\*** Robert Luff & Co Lettings are delighted to offer this extremely well presented bungalow located in Lancing. The accommodation comprises of lounge, kitchen, two bedrooms, bathroom and separate WC. Externally the property features a low maintenance rear garden, front garden, off road parking and a garage.

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
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## Accommodation

### ENTRANCE

Wooden glazed door to:-

### Entrance Hall

Wooden flooring. Radiator. Cupboard housing meters with hanging. Downlighters.

### Lounge Diner

Radiator. Television Point. Coving. Dual aspect double glazed windows to front and side aspect.

### Bedroom Two

Radiator. Coving. Double glazed window to front aspect.

### Bedroom One

Radiator. Coving. Two wardrobes with hanging and shelving. Double glazed window to rear aspect.

### Bathroom

Panel enclosed bath with mixer tap and shower over with shower screen. Wash hand basin with storage under. Heated towel rail. Downlighters. Fully tiled walls. Tiled Flooring. Cupboard with shelving. Frosted double glazed window.

### Kitchen

Range of gloss fronted wall and base units. Stainless steel sink unit inset into worksurfaces with mixer tap and drainer. Four ring gas hob inset with oven under and extractor over. Free standing fridge freezer. Freestanding washing machine. Radiator. Partially tiled walls. Coving. Downlighters. Dual aspect with two double glazed windows to side aspect and double glazed win and double glazed door to rear aspect.

### OUTSIDE

#### Rear Garden

Artificial lawn. Patio area. Gated side access

#### Front Garden

Partially laid to lawn with shrub borders.

#### Off Road Parking

Driveway providing off road parking, leading to:-

#### Garage

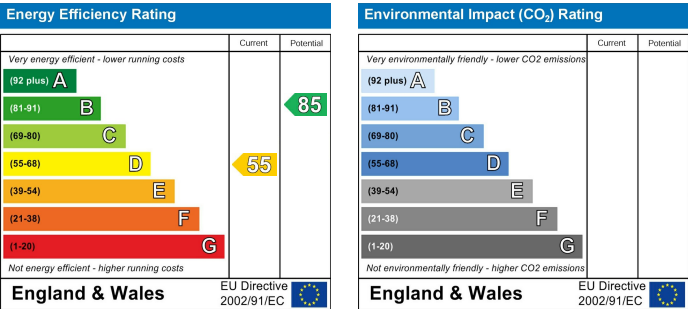
Up and over door.



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