



Per Calendar Month

£1,300 Per

- Semi Detached Bungalow
- Extended Kitchen
- Low Maintenance Rear Garden
- Off Road Parking & Garage
- Available Now
- 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
www.robertluff.co.uk

**Robert
Luff
& Co**
Sales | Lettings | Commercial



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 window 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

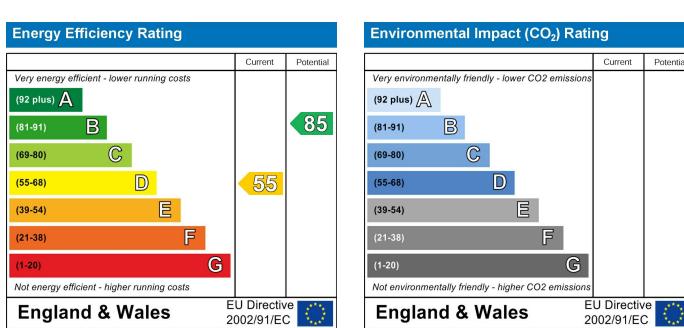
Driveway providing off road parking, leading to:-

Garage

Up and over door.



Floorplan



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.