



## Mountview Road, Lancing

£1,100 Per  
Calendar Month

- Semi Detached Bungalow
- Two Bedrooms
- Off Road Parking
- Available Now
- EPC Energy Rating D

Robert Luff Lettings are delighted to offer this beautifully presented extended semi detached bungalow located in Sompting. The property offers two bedrooms, spacious kitchen and bathroom, rear garden, off road parking and garage. This property is a must view and available now!

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance

Double glazed front door to:-

### Entrance Hall

Double glazed front aspect window. Radiator. Thermostat. Smoke Alarm. Cupboard housing water tank and shelving.

### Dining Space 10'2x8'11 (3.10mx2.72m)

Radiator. Coving.

### Lounge Space 14'4x12'10 (4.37mx3.91m)

Radiator. Dual aspect, double glazed window to side aspect, sliding doors providing access to rear garden.

### Kitchen 11'8x7'5 (3.56mx2.26m)

Range of matching wooden fronted wall and base units. Stainless steel sink inset into worksurface with mixer tap and drainer. Four ring gas hob with oven under and extractor over. Washing machine. Glass splashback. Radiator. Coving. Dual aspect with double glazed window to rear and side aspect. Door:-

### Lean To

Window with side aspect. Double glazed frosted door providing access to driveway.

### Bedroom One 10'10x9'10 (3.30mx3.00m)

Coving. Radiator. Double glazed front aspect window.

### Bedroom Two 10'2x9'9 (3.10mx2.97m)

Coving. Radiator. Double glazed front aspect window. Wardrobe built in with rail.

### Bathroom

White suite comprising; electric shower. Pedestal wash hand basin. Low level flush WC. Heated towel rail. Fully tiled walls. Tiled flooring. Coving.

### Outside

### Rear Garden

Offering a Westerly aspect. Partially laid to lawn. partially laid to decking. Range of mature trees and shrubs. Access to front and side.

### Front Garden

Laid to lawn. Range of mature trees and shrubs.

### Off Road Parking

Laid to hardstanding providing off road parking.


### Garage


Up and over door.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			84
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		63	
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 services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.