

## SUMMARY

**Fully Refurbished Detached Bungalow**

**Occupying Corner Plot in Sought After Location**

**Three Double Bedrooms**

**Fitted Kitchen with Built in Appliances**

**Lancing Beach just Across the Road**

**Off Road Parking & Garage**



## MAIN ADVERT

Robert Luff & Co are delighted to present this incredibly spacious and newly refurbished detached bungalow, occupying a generous corner plot on the popular and historically interesting Lancing Park development. Lancing village centre and mainline station with excellent links to Brighton and London is a short walk away, and Lancing beach is situated across the road. The popular Perch cafe, Eco Gym and Beach Green are close by, and Lancing beach is famous for watersports like kite surfing, SUP boarding and sailing - perfect for lovers of beach life. The accommodation features: Sun lounge, living room with open fire, brand new modern fitted kitchen with built in appliances, three double bedrooms, stylish bathroom suite, separate WC and a conservatory to the rear. Outside there are attractive gardens to three sides, a private driveway with parking for three cars and a garage. Although this property has been modernised to a high standard, it still retains many original features including picture rails, skirting boards and doors. Further benefits include high ceilings, a large loft space with development potential (STPP) and fantastic sea views.





## ACCOMMODATION

### Double Glazed Door Into:

#### **Sun Lounge** 16' 10" x 5' 9" (5.14m x 1.76m)

Running the width of the house providing ample space for multiple options. Double glazed entrance door and windows with sea views, radiator and double glazed window to side. Original Crittall double doors leading through to:

#### **Living Room** 18' 0" x 14' 0" (5.48m x 4.26m)

Double glazed windows to side, open fireplace, coved ceiling, picture rail and art deco style uplighters.

#### **Hallway**

Built in cupboards and airing cupboard. Original doors off to all rooms.

#### **Brand New Fitted Kitchen** 15' 5" x 11' 10" (4.70m x 3.60m)

Fitted wall and base units, fitted worktop incorporating stainless steel sink unit with drainer and mixer tap, double electric oven, hob and hood, integrated fridge/freezer. Moveable central island with matching stools. Space and plumbing for appliances. Radiator, coved ceiling, double glazed door to side leading to conservatory/rear entrance and double glazed window to rear aspect.

#### **Bedroom One** 14' 0" x 11' 10" (4.26m x 3.60m)

Coved ceiling, picture rail, radiator, double glazed window to side aspect and sliding door to front leading to the sun lounge.

#### **Bedroom Two** 14' 0" x 11' 10" (4.26m x 3.60m)

Coved ceiling, picture rail, double glazed windows to side aspect, radiator and feature fireplace.

#### **Bedroom Three/Dining Room** 13' 10" x 11' 10" (4.21m x 3.60m)

Double glazed windows to rear and side aspect, radiator, picture rails, coved ceiling and wall lights.

### **Bathroom**

Double ended bath with telephone style mixer taps and electric shower over, pedestal wash hand basin, boiler cupboard housing 'Baxi' boiler, radiator, double glazed window to side aspect, part wood panelled walls and coved ceiling.

### **Separate WC**

Double glazed window to side aspect, low level flush WC, radiator and part wood panel walls.

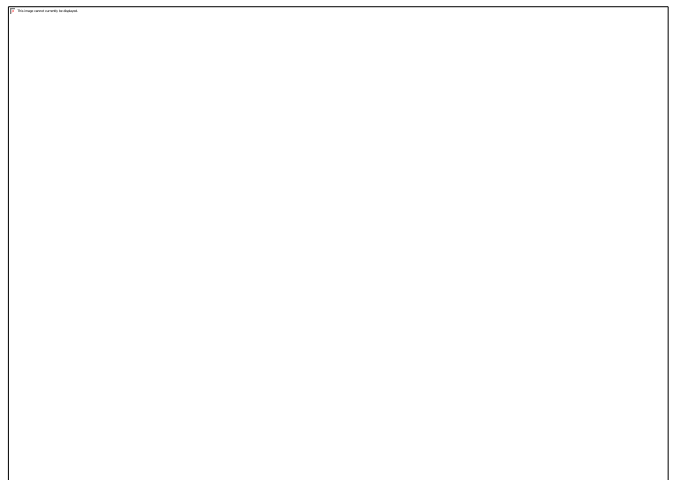
### **Garden**

Gardens to three sides, laid to lawn with patios and path leading to front entrance door.

### **Parking**

A driveway providing off road parking and garage.





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## FLOORPLAN

