



Bristol Avenue, Lancing



Offers In Excess Of
£450,000
Freehold

- Semi-Detached Chalet With Planning For Large Side Extension To Create Further Bedroom & Living Space
- Large Driveway For Multiple Vehicles
- En-suite Shower Room & Walk In Wardrobe
- Ground Floor Shower Room
- Council tax Band C
- Beautifully Presented Garden Bar & Cinema Room
- Three Double Bedrooms With Planning Permission Granted Four Bedrooms
- West Facing Rear Garden
- Walking Distance To Widewater Lagoon & Beach
- EPC Rating - TBC

Robert Luff & Co are delighted to welcome to the market this wonderful home just a moments walk to Lancing Beach and the Widewater Lagoon Nature Reserve and benefits from having full planning permission for a large side extension to create an additional bedroom and large living space. This property benefits from the most glorious garden bar/ cinema room which offers both a sociable area for entertaining and additional family space for cozy film nights, located at the bottom of a good size west facing rear garden which is well maintained and offers a further bar area, a large decking area ideal for BBQ's and a well maintained lawn whilst to the front of the property there is a large driveway suitable to multiple vehicles. Internally the property comprises a large open plan lounge dining room, a modern fitted kitchen, two ground floor bedrooms and bathroom whilst upstairs offers a master suite with a large double aspect bedroom, dressing area and en-suite bathroom. Additionally the current owners have planning permission granted with drawings for a fourth bedroom and extension of living space. This property ticks all of the boxes and is a must see in our opinion. Call now to book your viewing.

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Accommodation

Porch
Leading into Hallway

Hallway
Door to:

Open Plan Lounge/Diner 24'0" x 11'0" (7.32m x 3.35m)
Wood laminate flooring, radiator, UPVC Double glazed window, stairs to first floor, doors to:

Bedroom 16'0" x 8'5" (4.88 x 2.57)
Three UPVC double glazed windows, radiator, carpet, built in storage

Bedroom 11'8" x 8'0" (3.56m x 2.44m)
Laminate flooring, UPVC double glazed window to garden, radiator

Bathroom
Fully tiled, UPVC double glazed window, freestanding bath, low level w/c, wash hand basin over vanity unit

Kitchen 11'01" x 8'1" (3.38m x 2.46m)
UPVC double glazed window and double patio doors to garden, range of eye level and base level cupboards with work surfaces, oven with gas hob and extractor above, space for washing machine, dishwasher and fridge freezer, tiled floor.

First Floor Landing

Main Bedroom With Dressing Area 20'0" x 15'0" (6.10m x 4.57m)
Double aspect room with two double glazed windows, two radiators, laminate flooring, storage cupboards and dressing area

En-suite Bathroom 13'0" x 7'0" (3.96m x 2.13m)
Bathroom with shower over, part tiled, wood laminate flooring, heated towel rail, wash hand basin, low level w/c, double glazed window

Outside

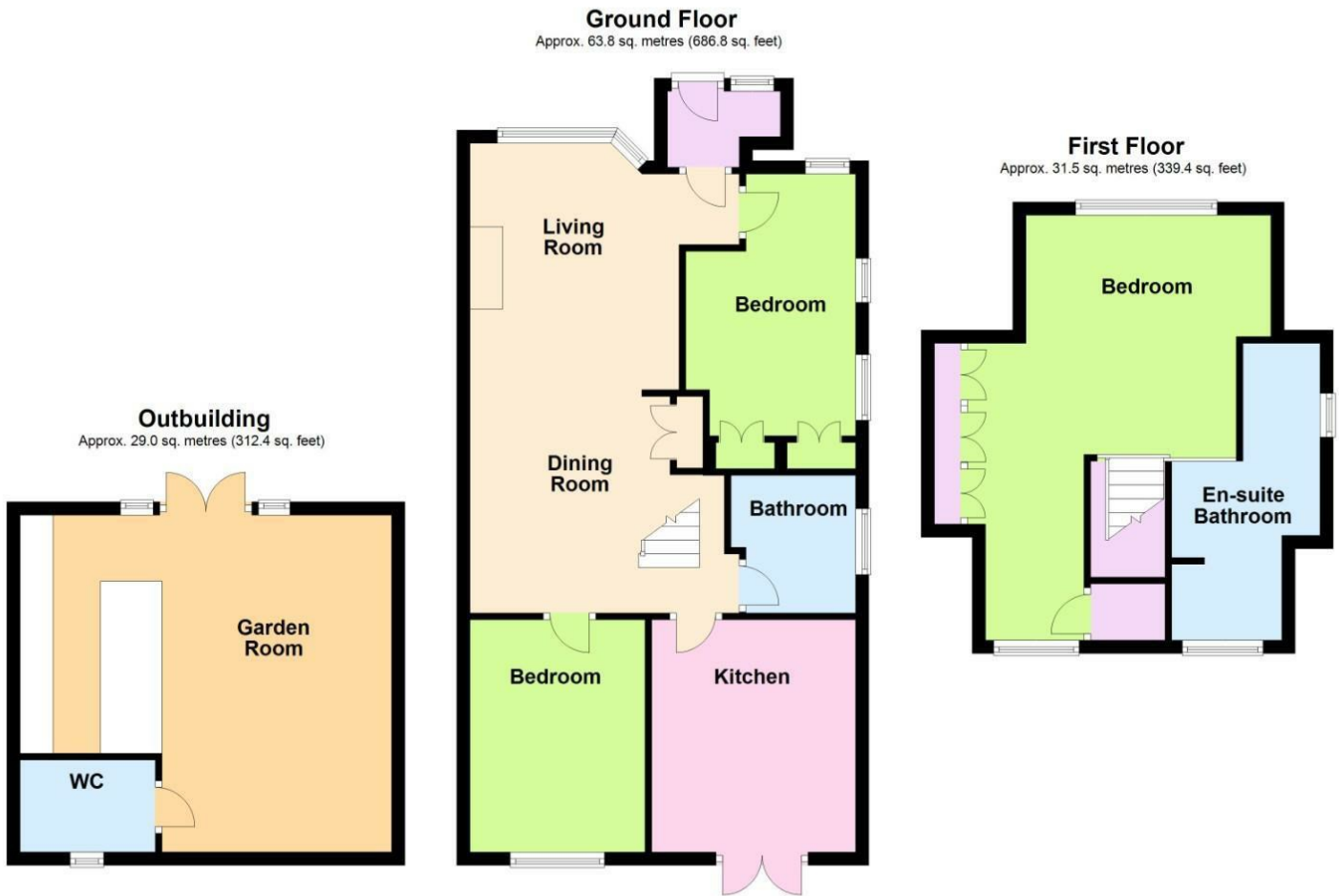
Front Garden
Laid to driveway big enough for multiple vehicles, enclosed with fence to garden providing side access

Rear Garden
West facing mainly laid to lawn with path leading to garden bar, decking area from patio door, garden shed with bar, enclosed by fence

Garden Bar/ Cinema Room 29 x 29 (8.84m x 8.84m)
Fitted bar with colour changing lights around, cloakroom, wood laminate flooring, space for fridge, sink with tap, electric radiators, patio doors, insulated and sound proof

Garage
Passenger door.





Total area: approx. 124.4 sq. metres (1338.6 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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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