



Orient Road, Lancing



Offers Over
£350,000
Freehold

- Three Bedroom Semi-Detached Bungalow
- Easy Access To Local Transport Links
- No Ongoing Chain
- Good Condition Throughout
- Council Tax Band - B
- Ideal Location Close To Widewater Lagoon
- Double Size Detached Garage With Rear Vehicular Access
- Large South Facing Rear Garden
- EPC Rating - E

Robert Luff & Co are delighted to welcome to the market this well presented three bedroom, semi-detached bungalow in the heart of the popular West Beach area of Lancing just a moments walk from Widewater Lagoon and Lancing/Shoreham Beach.

Positioned in a quiet road with no through way and a beautiful green space opposite this area is convenient for families or people looking for a peaceful area to live in. This extended bungalow briefly comprises three double bedrooms, a good size lounge with conservatory, fitted kitchen and family bathroom internally whilst externally offering a well manicured front garden, laid to lawn south facing rear garden and detached double garage with pitched roof and rear vehicular access.

West Beach is located between Shoreham and Lancing making it ideal for people looking to access neighbouring towns easily and who want to be close to the seafront. The 700 bus route is nearby giving access to Brighton whilst Shoreham or Lancing train stations are approx. 1.5 miles away and both offer mainline links to London Victoria. Local shops can be found just a few minutes walk from the property with a range of large and small independent shops can be found in Shoreham Town centre along with an array of cafes, eateries and local public houses.

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Accommodation

UPVC Front Door

Leading to:

Porch 7'8 x 5'8 (2.34m x 1.73m)

Internal doors leading to:

Entrance Hall

Stained glass internal doors leading to:

Lounge 13'6 x 10'6 (4.11m x 3.20m)

Kitchen 10'9 x 9'4 (3.28m x 2.84m)

Conservatory 7'4 x 7'8 (2.24m x 2.34m)

Bedroom One 14'0 x 11'4 (4.27m x 3.45m)

Bedroom Two 10'4 x 8'0 (3.15m x 2.44m)

Bedroom Three 13'7 x 9'3 (4.14m x 2.82m)

Bathroom 5'8 x 6'0 (1.73m x 1.83m)

Outside

Rear Garden

Garage

Double length garage with power & light, door from garden, garage doors from rear.

Front Garden

Mainly laid to lawn with path to front door.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(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	

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.