



Osborne Drive, Lancing

Offers Over
£325,000
Freehold

- Semi- Detached Chalet Home
- Two Double Bedrooms
- Three Reception Rooms
- Fitted Kitchen
- Ground Floor WC & First Floor Bathroom
- Ample Off Street Parking
- South Facing Rear Garden
- Workshop
- EPC: TBC
- Council Tax Band: C

ON THE MARKET FOR THE FIRST TIME SINCE NEW IN 1958!!! We are delighted to present this spacious semi-detached chalet style bungalow, ideally located within a few hundred yards of local shops, doctors surgery and bus stops. The generous accommodation comprises: Entrance hall, living room, conservatory, fitted kitchen, double bedroom, ground floor W/C, dining room with stairs rising to first floor, further double bedroom and bathroom. Outside, there is an attractive South facing rear garden, workshop with power & light and ample off street parking to the front. VIEWING ESSENTIAL!!

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Accommodation

Entrance Porch

Double glazed front door, timber inner door to:

Hallway

Coving, cupboard housing electric consumer unit, coats cupboard, wall mounted electric radiator.

Lounge 15'8" x 10'5" (4.78m x 3.18m)

Coving, feature fireplace surround with electric convection fire, downlighters, electric radiator, television aerial point.

Sun Room 14'10" x 6'10" (4.52m x 2.08m)

Double glazed windows to rear & side, double glazed French doors, wall lights, wall mounted electric radiator X 2.

Kitchen 12'2" x 10'4" (3.71m x 3.15m)

Double glazed windows to side, Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated electric oven, grill and hob with extractor hood over, breakfast bar, integrated fridge and freezer, space & plumbing for washing machine and dishwasher, double glazed back door, electric radiator.

WC

Close coupled WC, wall mounted wash hand basin, part tiled walls, double glazed window to side.

Bedroom 13'2" x 10'5" (4.01m x 3.18m)

Double glazed window to front, fitted furniture including wardrobe, dressing table and bedside cabinets, electric radiator.

Dining Room 10'5" x 8'10" (3.18m x 2.69m)

Double glazed window to front, coving, wall lights, 2X electric radiators, staircase to first floor landing.

First Floor Landing/Study Area

Skylight window to front, coving, cupboard housing immersion heater and water tank, electric radiator, cupboard into eaves storage.

Bedroom 14'6" x 10'3" (4.42m x 3.12m)

Skylight window to rear. Fitted furniture including wardrobes, dressing table and bedside cabinets, electric radiator, downlighters, television aerial point.

Bathroom

Skylight window. Fitted suite comprising: Tile enclosed bath with mixer tap and shower over, close coupled WC, bidet, vanity unit with inset wash hand basin and cupboard under, fully tiled walls.

Outside

South Facing Rear Garden

Fence enclosed. Lawn, raised flowerbeds with various plants and shrubs, timber pergola, greenhouse, side access via gate.

Workshop 12'3" x 6'8" (3.73m x 2.03m)

Window to side, power & light, shelving.

Front Garden

Lawn, various plants, shrubs and tree.

Driveway

Accessed via double gates.

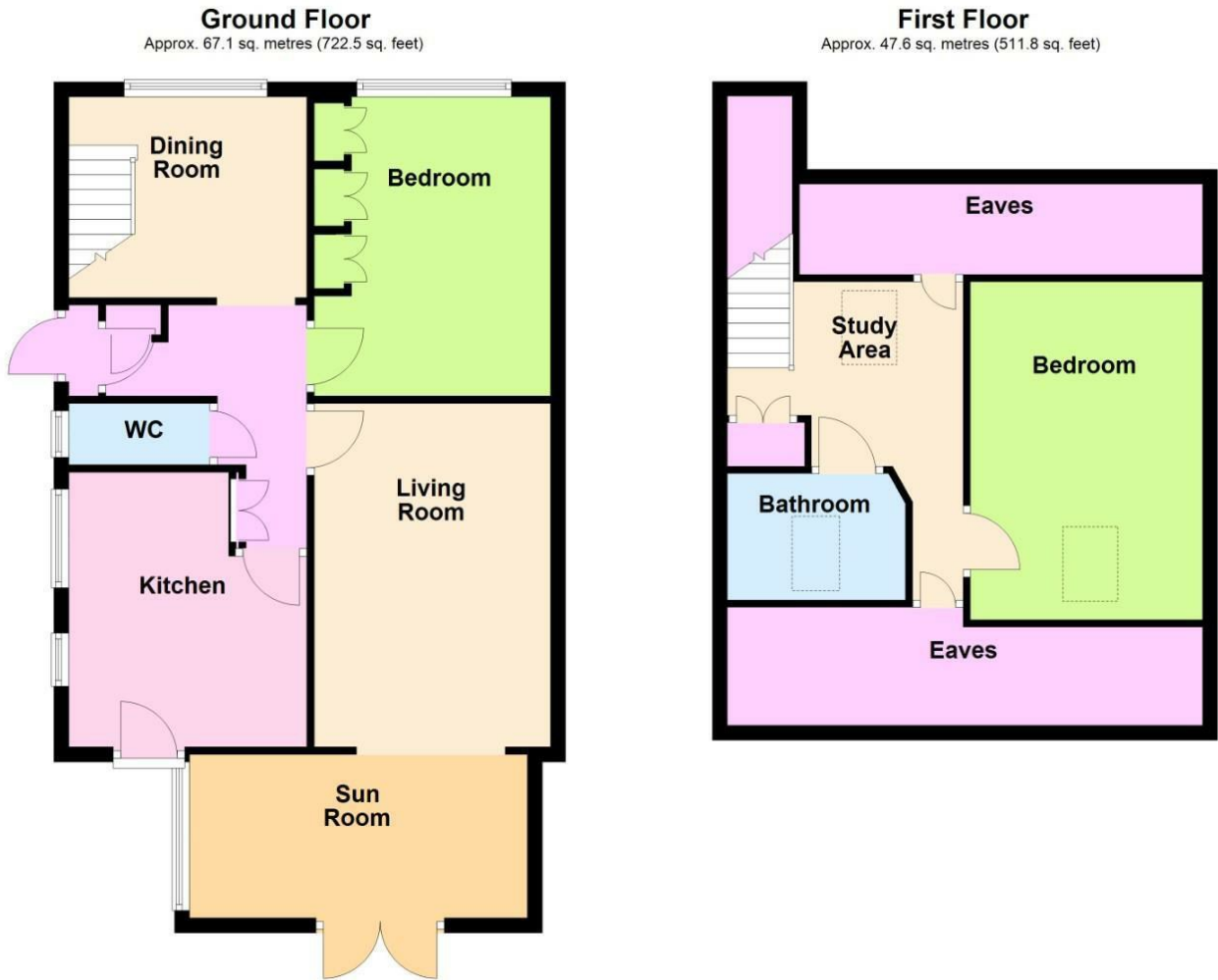


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Floorplan



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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