



Ullswater Road, Lancing

Asking Price
£390,000
Freehold

- Detached Bungalow
- Popular Seadown Estate
- Two Bedrooms
- Fitted Kitchen
- Gas Central Heating With Recent Boiler
- Double Glazing
- Low Maintenance Garden
- Ample Off Street Parking
- Garage With Potential To Convert To Garden Room
- EPC: D

Robert Luff & Co are delighted to present this two bedroom DETACHED BUNGALOW, ideally located on the popular Seadown Estate in Sompting. Local shops are available close by on Bowness Avenue and "The Pulse" bus service passes along Western Road providing easy access to Lancing village and Worthing town centre. The generous accommodation comprises: Entrance hall, westerly aspect living room, fitted kitchen with integrated oven, hob & hood, master bedroom with built in furniture, further dual aspect bedroom and a modern bathroom. Outside, there is a low maintenance rear garden, front garden, private driveway providing ample off street parking for several vehicles and a garage with great potential for conversion to a garden room. Benefits include double glazing, gas central heating provided by a Baxi combination boiler (still in warranty), cavity wall insulation and being vacant with no Chain. VIEWING ESSENTIAL!!!

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Accommodation

Entrance Hall

Double glazed front door, loft access, tiled floor, fuse box, radiator.

Lounge 14'8" x 11'3" (4.47m x 3.43m)

Double glazed windows to front, coving, fireplace, radiator, TV aerial point.

Kitchen 10'10" x 8'8" (3.30m x 2.64m)

Double glazed windows to side & rear, double glazed back door to garden. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, fitted electric oven, hob and extractor hood, space and plumbing for washing machine, cupboard housing "Baxi" central heating boiler, tiled floor and splash-back tiling.

Bedroom One 12'9" x 11'1" (3.89m x 3.38m)

Double glazed window to rear, coving, wardrobes, radiator.

Bedroom Two 10'1" x 7'1" (3.07m x 2.16m)

Double glazed windows to front & side, radiator.

Bathroom

Double glazed windows to side. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, wash hand basin with cupboard under close coupled WC, fully tiled walls and floor, radiator.

Outside

Rear Garden

Patio, decking, potting shed.

Front Garden

Mainly laid to lawn, shingle area.

Private Drive

Providing ample parking for several cars.

Garage 15'6" x 8'3" (4.72m x 2.51m)

Up & over door, single glazed window to rear. Potential to convert to a garden room.



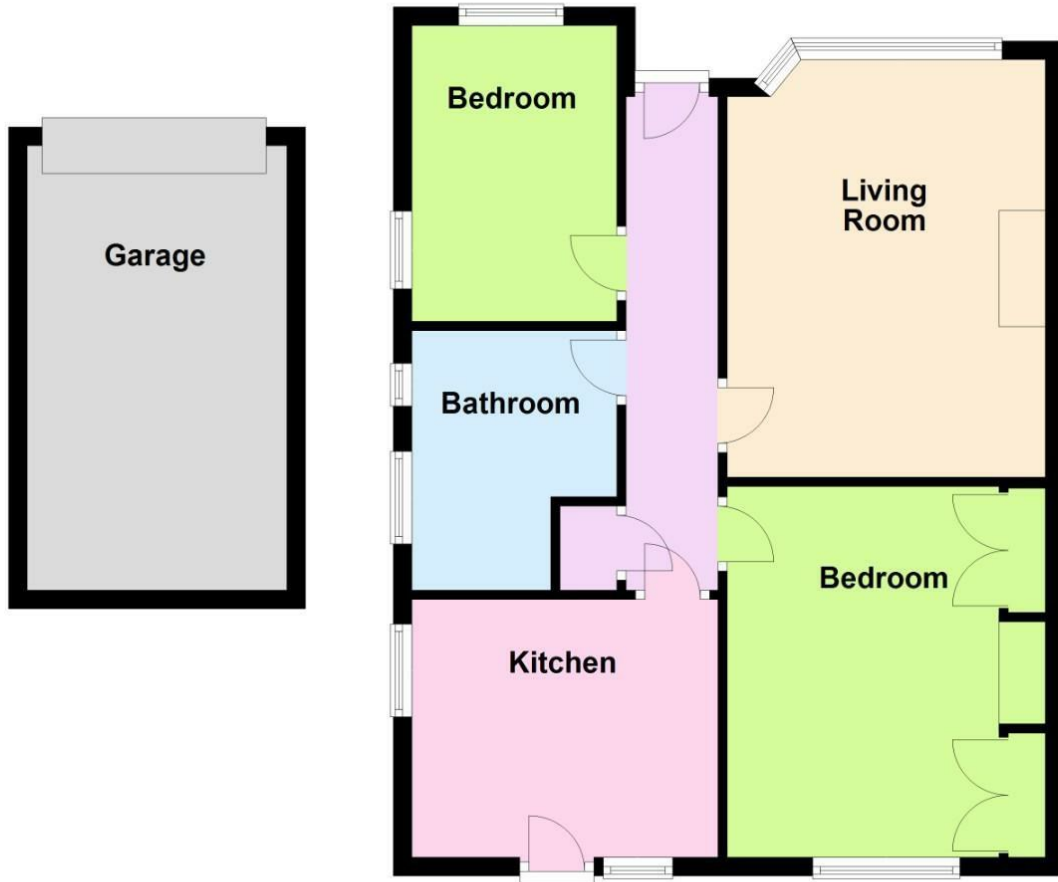
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Floor Plan

Approx. 72.3 sq. metres (778.1 sq. feet)



Total area: approx. 72.3 sq. metres (778.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 86 67 </div>
(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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