



Guide Price  
£425,000  
Freehold

## Meadowview Road, Lancing

- Semi-Detached Chalet Bungalow
- Three Double Bedrooms
- Two Reception Rooms
- Recently Fitted Kitchen & Separate Utility Room
- Contemporary Shower Room/WC
- Fantastic South facing Garden
- Garden Bar/Studio
- Ample Off Street Parking
- EPC: C
- Council Tax Band: C

**\*\*Guide Price £425,000 - £440,000\*\*** Robert Luff & Co are delighted to present this spacious, extended chalet bungalow with **FANTASTIC SOUTH FACING REAR GARDEN**, located at the foot of the South Downs National Park in ever popular North Sompting/Lancing. Several well regarded schools are close by, including North Lancing Primary, Sompting Village Primary and Sir Robert Woodard Academy. The generous accommodation briefly comprises: Entrance hall, living room, dining room, recently fitted kitchen, separate utility room, **THREE DOUBLE BEDROOMS**, and contemporary shower room/WC. Outside, there is a good size, sunny rear garden with **GARDEN ENTERTAINMENTS BAR/STUDIO** and ample parking to the front. **VIEWING ESSENTIAL!!**

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## Accommodation

### Entrance Hall

Upvc double glazed door to front.

### Living Room 12'10" x 11' (3.91m x 3.35m)

Laminate flooring, feature fireplace, wall lights, TV aerial point, radiator.

### Dining Room 12'4" x 10' (3.76m x 3.05m)

Coving, wall lights, Double glazed windows & French doors, radiator.

### Kitchen 12'9" x 9' (3.89m x 2.74m)

Double glazed window to side. Fitted kitchen comprising: Range of fitted wall & base level units, work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, double electric oven and five burner gas hob, tiled splash-backs, space & plumbing for dishwasher and built in "Bosch" dishwasher.

### Utility Room 10' x 5'5" (3.05m x 1.65m)

Double glazed windows to rear & side, Space & plumbing for appliances, double glazed door to side.

### Bedroom One 14'9" x 11' (4.50m x 3.35m)

Double glazed window to front, coving, built in wardrobes, radiator.

### Bedroom Three 10'9" x 7'6" (3.28m x 2.29m)

Double glazed window to front, coving, radiator.

### Shower Room

Double glazed window to side. Fitted suite comprising: Shower enclosure with wall mounted shower, vanity unit, moulded sink unit with mixer tap and cupboard under, close coupled WC, heated towel rail, extractor fan, cupboard housing gas and electric meters.

### First Floor Landing

Cupboard into loft space housing Worcester combination boiler.

### Bedroom 15'6" x 9'3" (4.72m x 2.82m)

Double glazed window to front, Velux window to rear, wardrobe area, radiator.

### Outside

#### South Facing Rear Garden

Seating area, patio, mainly laid to lawn with various plants, shrubs & trees,

### Bar/Studio 23'10" max x 10'9" (7.26m max x 3.28m)

Separated into two areas. Double glazed windows and double doors, power & light.

### Parking

Dropped kerb to ample off street parking.



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Approximate Gross Internal Area (Excluding Outbuilding) = 98.46 sq m / 1059.81 sq. ft



Illustration for identification purposed only, measurements are approximate, not to scale.

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |   |           |
|---|---------|--|--|---|-----------|
|   | Current | Potential                                      |  | Current   | Potential |
| Very energy efficient - lower running costs |         |  |  | Very environmentally friendly - lower CO2 emissions |           |
| (92 plus) <b>A</b>                          |         |  |  | (92 plus) <b>A</b>                                  |           |
| (81-91) <b>B</b>                            |         |  |  | (81-91) <b>B</b>                                    |           |
| (69-80) <b>C</b>                            |         |  |  | (69-80) <b>C</b>                                    |           |
| (55-68) <b>D</b>                            |         |  |  | (55-68) <b>D</b>                                    |           |
| (39-54) <b>E</b>                            |         |  |  | (39-54) <b>E</b>                                    |           |
| (21-38) <b>F</b>                            |         |  |  | (21-38) <b>F</b>                                    |           |
| (1-20) <b>G</b>                             |         |  |  | (1-20) <b>G</b>                                     |           |
| Not energy efficient - higher running costs |         |  |  | Not environmentally friendly - higher CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           |

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.