



Howard Road, Lancing



Offers In Excess Of
£400,000
Freehold

- Semi Detached Two Bedroom Bungalow
- Large Corner Plot Garden
- Detached Garage & Off Road Parking
- Conservatory
- Planning Permission Approved For Extending
- Popular North Sompting Location
- Views Across Lancing & The Sea
- EPC - TBC
- Council Tax Band - C

Welcome to this charming two-bedroom semi-detached bungalow located on Howard Road in the delightful area of North Sompting. This property boasts a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. With two cosy bedrooms and a well-appointed bathroom, this bungalow offers comfortable living spaces for you to enjoy.

One of the standout features of this property is the large corner plot garden, providing ample outdoor space for gardening enthusiasts or those who simply love to bask in the sun. The beautiful south-facing garden is perfect for enjoying sunny afternoons and hosting outdoor gatherings.

In addition to the generous garden space, this bungalow also comes with a garage and off-road parking for up to three vehicles, ensuring convenience for you and your guests. The room to extend the property further adds to its appeal, allowing you to customise and expand the living space to suit your needs.

Whether you're looking for a peaceful retreat or a place to call home, this semi-detached bungalow offers a wonderful opportunity to create your own haven in a sought-after location. Don't miss out on the chance to make this property your own and enjoy the best of both indoor comfort and outdoor tranquillity.

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Accommodation

Porch
leading to:

Lounge 13'09 x 16'03 (4.19m x 4.95m)
Wood laminate flooring, dual aspect double glazed windows, two radiators, door to conservatory, opening to:

Kitchen
Tiled floor, range of eye and base level cupboards with roll top surfaces, sink drainer, space for washing machine and fridge freezer, double oven, gas hob with extractor over, two double glazed windows, door to garden

Bedroom 9'08 x 11'01 (2.95m x 3.38m)
Carpet, radiator, double glazed window

Bedroom Two 9'08 x 9'02 (2.95m x 2.79m)
Carpet, radiator, double glazed window

Bathroom 8'02 x 5'05 (2.49m x 1.65m)
Vinyl flooring, low level flush w/c, wash hand basin in vanity unit with storage, bath with shower over, heated towel rail, double glazed window

Conservatory
Tiled floor, wooden steps down, double glazed windows and door to garden

Outside

Front Garden
Laid to lawn with mature flower beds

Rear Garden
Mainly laid to lawn enclosed by fencing, with mature flower beds, shrubs and trees, access to garage

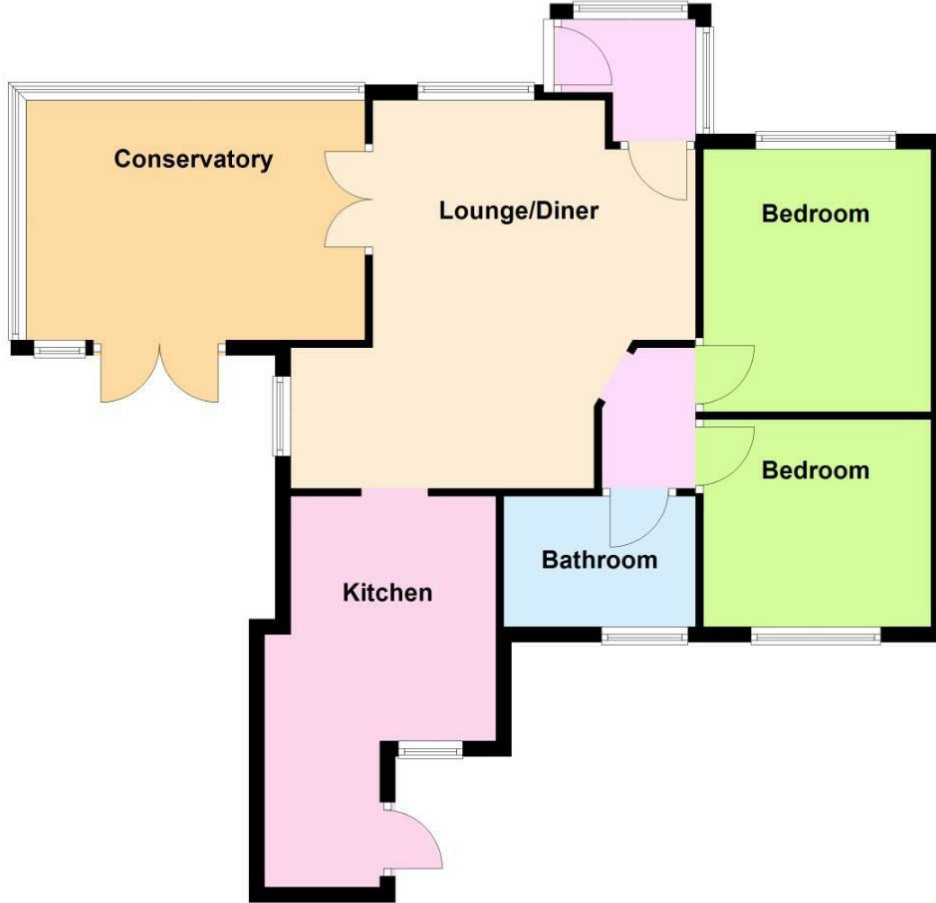
Garage
Detached garage with new roof with power and light

Off Road Parking
Dropped kerb with driveway laid to concrete in front of garden



Floor Plan

Approx. 75.1 sq. metres (807.9 sq. feet)



Total area: approx. 75.1 sq. metres (807.9 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

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