



## Ingleside Crescent, Lancing

Price  
£400,000  
Freehold

- Detached Bungalow
- Close To Village Centre, Station & Beach
- South Facing Living Room
- Low Maintenance Gardens
- EPC: TBC
- Two Double Bedrooms
- Ample Off Street Parking & Car Port
- Sun Room
- No Onward Chain
- Council Tax Band: D

We are delighted to present this spacious DETACHED home, ideally located in South Lancing, just a short walk from the village centre, mainline railway station and beach. The generous accommodation comprises: Entrance hall, South facing living room, kitchen, sun room, utility/store room, two double bedrooms, bathroom and separate WC. Outside, there are low maintenance gardens, car port and ample off street parking for several vehicles. Viewing a must - NO CHAIN!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
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## Accommodation

### Entrance Hall

Double glazed door to side, loft access with pull down ladder, coving, radiator.

### Lounge 16'4" x 11'6" (4.98m x 3.51m)

Double glazed box bay window to front, coving, wall light fittings, feature yorkstone fireplace surround and TV stand.

### Kitchen 12' x 11'6" (3.66m x 3.51m)

Double glazed windows to rear and side, back door. Range of fitted wall & base level units, worksurfaces incorporating one and a half bowl single drainer sink unit with mixer tap, electric oven, space for appliances, space & plumbing for washing machine, part tiled walls, tiled floor, wall mounted central heating boiler.

### Sun Room 21'6" x 7'1" (6.55m x 2.16m)

double glazed windows to rear & side, double glazed back door, two radiators. Door to:

### Utility/Store Room 17'2" x 7'6" (5.23m x 2.29m)

Converted Garage. Double glazed windows to front & rear, radiator.

### Bedroom One 14'6" x 11' (4.42m x 3.35m)

Double glazed window to rear, coving, radiator.

### Bedroom Two 11'6" x 11' (3.51m x 3.35m)

Double glazed window to front, coving, wardrobe, radiator.

### Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, shower enclosure with electric shower, half tiled walls.

### Separate WC

double glazed window to side, close coupled WC, radiator.

### Outside

#### Rear Garden

Patio, wall & fence enclosed, various plants & shrubs, timber shed, side access via gate.

#### Car Port

Under Cover parking for one vehicle

#### Parking

Private drive providing parking for several vehicles.

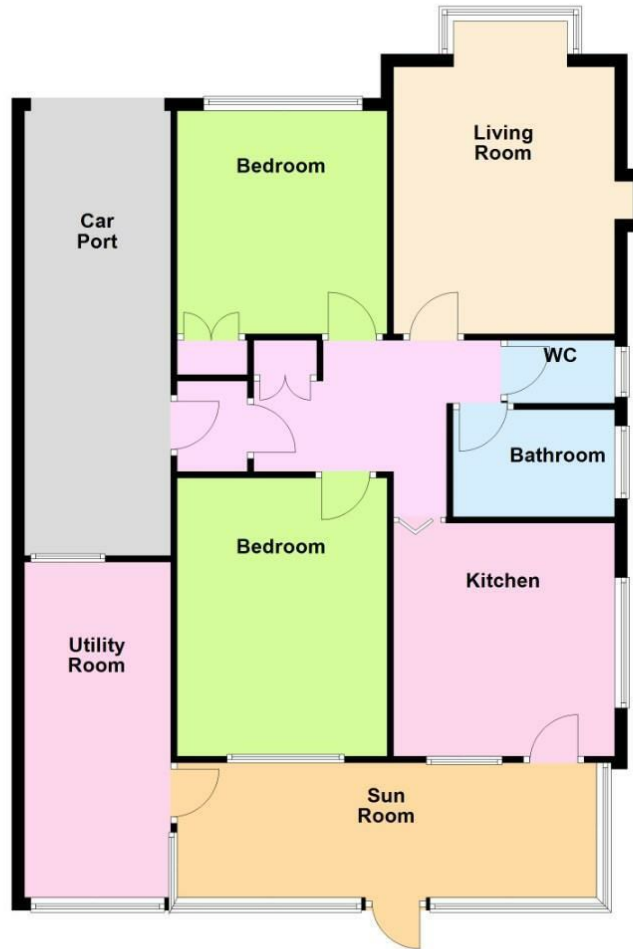


3-7 South Street, Lancing, West Sussex, BN15 8AE

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**Floor Plan**  
Approx. 119.2 sq. metres (1283.1 sq. feet)



Total area: approx. 119.2 sq. metres (1283.1 sq. feet)

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

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