



Guide Price
£300,000
Freehold

Howard Road, Lancing

- Semi-detached bungalow
- Two Double Bedrooms
- Beautiful Seaview's
- Backing on to South Downs National Park
- Popular North Sompting Location
- Mature Garden
- Off Road Parking
- Chain Free
- In Need Of Modernisation
- EPC - F & Council Tax Band B

GUIDE PRICE £300,000 - £325,000 Robert Luff & Co are delighted to welcome to the market this quaint bungalow located at the foot of, and backing on to, The South Downs National Park. This semi-detached bungalow offers two double bedrooms, a lounge with a wonderful sea view spanning across Lancing & Sompting, a family bathroom, kitchen and off road parking as well as a mature wildlife rich garden.

Positioned in one of the most popular roads in North Sompting this property offers easy access for countryside walks whilst being close to a local bus route and is located 1.8 miles from Lancing's mainline train station. Local shopping areas such as Lyons Farm and Shoreham Holmbush centre are a short drive away.

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk



Accommodation

Entrance Hall

Lounge 13'2 x 9'9 (4.01m x 2.97m)

Bedroom One 12'2 x 9'9 (3.71m x 2.97m)

Bedroom Two 18'2 x 10'10 (5.54m x 3.30m)

Bathroom

Kitchen 8'9 x 6'9 (2.67m x 2.06m)

Outside

Rear garden

Mature gardens mainly laid to lawn with flower beds, access to South Downs

Front Garden

Mature flower beds

Driveway

Dropped kerb, shared drive

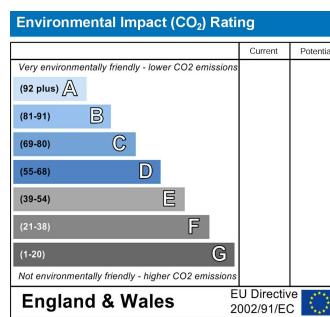
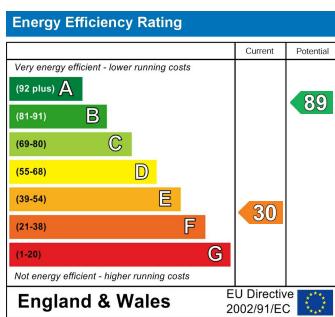


Floor Plan

Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 53.1 sq. metres (572.0 sq. feet)



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.