



Russells Drive, Lancing



Guide Price
£400,000
Freehold

- Detached Bungalow
- Kitchen/Breakfast Room
- Low Maintenance Gardens
- Short Walk To Village Centre & Mainline Station
- EPC: TBC
- Two Double Bedrooms
- Conservatory
- Gas Central Heating & Double Glazing
- Ample Off Street Parking
- Council Tax Band: D

Guide Price £400,000 - £425,000 Robert Luff & Co are delighted to present this well presented DETACHED BUNGALOW ideally located just a few minutes walk from Lancing village centre and mainline railway station. The accommodation briefly comprises: Entrance hall, living room, conservatory, fitted kitchen/breakfast room, two double bedrooms and contemporary shower room. Outside, there are low maintenance gardens and ample off street parking. Benefits include: Gas central heating, double glazing and NO ONWARD CHAIN!!

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Accommodation

Entrance Hall

Double glazed front door, loft access, wood floor, coving, downlighters, cupboard housing combination boiler and slatted shelving, further storage cupboard, radiator.

Lounge 18' x 11' (5.49m x 3.35m)

Coving, double glazed windows & French doors to rear, TV aerial point, radiator.

Conservatory

Double glazed windows to rear and sides, double glazed doors to both sides.

Kitchen/Breakfast Room 11'8' x 10'1" (3.56m x 3.07m)

Double glazed bow window to front, double glazed door to side. Coving, downlighters. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, tiled splashbacks, electric oven, gas hob and extractor hood over, space and plumbing for washing machine, space for further appliances, space for breakfast table, radiator.

Side Porch

Giving access to kitchen. Double glazed windows to front, rear & side, double glazed door.

Bedroom One 12'5' x 11' (3.78m x 3.35m)

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

Bedroom Two 11'9' x 9'8" (3.58m x 2.95m)

Double glazed bow window to front, coving, radiator.

Shower Room/WC

Double glazed window to front, downlighters. Fitted suite comprising: Shower enclosure with wall mounted shower, vanity unit, wash hand basin with mixer tap and cupboard under, close coupled WC, ladder radiator, fully tiled walls & floor.

Outside

Garden

Low maintenance, fence enclosed, laid to patio with two timber sheds.

Parking

Gates accessing block paved private driveway providing off street parking for 2 cars.



Floor Plan

Approx. 80.6 sq. metres (867.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Vary 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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