



West Way, Lancing

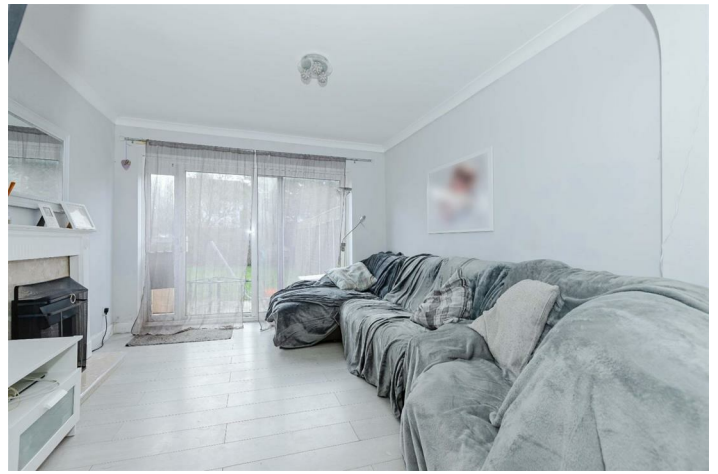
Price
£350,000
Freehold

- Extended semi detached bungalow
- 23' lounge/dining room
- South facing rear garden
- Modern refitted bathroom
- Very close to the beach
- 2 double bedrooms
- Off road parking for 2 cars
- Modern refitted kitchen
- Popular residential location
- EPC rating D

We are pleased to offer for sale this excellent 2 double bedroom semi detached bungalow which offers numerous benefits and features, the property has been modernised in recent years by the current owners. The property benefits from 2 double bedrooms, excellent 23' lounge/dining room, modern fitted kitchen, modern fitted bathroom with shower, the property also benefits from a useful store room to the side with plumbing for a washing machine, at the front there is off road parking for 2 cars, to the rear is a south facing garden that is mainly laid to lawn, West Way is a popular private road and is located one road away from the seafront.

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

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Accommodation

Entrance hall

Lounge 23' x 10'9 (7.01m x 3.28m)

Bedroom 1 18 x 9'9 (5.49m x 2.97m)

Bedroom 2 12'9 x 10 (3.89m x 3.05m)

Kitchen 9 x 6'2 (2.74m x 1.88m)

Bathroom

Outside store

Front garden

Mainly paved with parking for 2 cars.

Rear garden

South facing rear garden that is mainly laid to lawn.



Floor Plan



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

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