



## Sedbury Road, Lancing

Price  
£400,000  
Freehold

- Excellent Semi Detached Bungalow
- Westerly Facing Rear Garden
- 25' Lounge/Dining Room
- Double Glazing And Central Heating
- Further Off Road Parking
- 2/3 Bedrooms
- Garage With Power And Lighting
- Sun Room/Conservatory
- Shower Room

Welcome to this charming, extended semi-detached bungalow located on Sedbury Road in Sompting, Lancing. This delightful property boasts a large reception room, perfect for relaxing or entertaining guests. With two/three inviting bedrooms and a conservatory, there is ample space for a growing family or visiting friends.

The bungalow features well-maintained modern kitchen and shower room, ensuring convenience and comfort for all residents. Situated on a lovely plot, this property offers parking space for two vehicles to the front and a garage, making it ideal for those with multiple cars or guests arriving for a visit.

Nestled in a peaceful neighbourhood, this bungalow provides a tranquil retreat from the hustle and bustle of everyday life. The surrounding area offers a mix of scenic countryside views and convenient amenities, creating a perfect balance of serenity and practicality.

Don't miss the opportunity to make this charming bungalow your new home. This property on Sedbury Road is sure to capture your heart. Book a viewing today and step into your future with this lovely semi-detached bungalow in Sompting, Lancing.

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

Robert  
Luff & Co  
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## Accommodation

### Entrance Hall

Double glazed front door, radiator with cover, storage cupboard housing meter, access to loft space.

### Lounge/Dining Room 25'8 x 13'6 (7.82m x 4.11m)

2 radiators, wood effect flooring, patio doors to:

### Conservatory/Sun Room 11 x 6'6 (3.35m x 1.98m)

Excellent double glazed sun room overlooking rear garden, double glazed doors opening to rear garden

### Kitchen 11'4 x 8'3 (3.45m x 2.51m)

One and a half bowl single drainer sink unit with cupboards beneath, further range of matching wall mounted cupboards, roll top work surface, plumbing for dish-washer, double glazed window, coved ceiling, wood effect flooring, door to:

### Office/Bedroom 3

2 double glazed windows, vinolay flooring, space and plumbing for washing machine and dryer, radiator.

### Bedroom 1 13'4 x 9'9 (4.06m x 2.97m)

Double glazed window overlooking front garden, radiator.

### Bedroom 2 8'8 x 7 (2.64m x 2.13m)

Radiator, double glazed window.

### Shower Room

Built in shower cubicle with power shower, low level WC, wash hand basin with cupboards beneath, ladder style radiator, fully tiled walls, double glazed window.

### Front Garden

Allowing parking for 2/3 vehicles.

### Garage

Bick built garage with power and lighting, rear door to garden.

### Rear Garden

Excellent westerly facing rear garden, paved patio area adjacent to the property leading to lawned area with well maintained flower and shrub borders.



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

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www.robertluff.co.uk

**Floor Plan**  
Approx. 81.5 sq. metres (877.7 sq. feet)



Total area: approx. 81.5 sq. metres (877.7 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>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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