



Guide Price  
£280,000  
Freehold

## Hillrise Avenue, Lancing

- Extended Semi-Detached Chalet • Two/Three Bedrooms Bungalow
- Through Lounge/Dining Room
- First Floor WC
- Gas Central Heating & Double Glazing
- EPC: TBC
- Ground Floor Shower Room
- Beautiful Rear Garden
- Ample Off Street Parking
- Council Tax Band: C

Robert Luff & Co are delighted to present this extended semi-detached chalet bungalow, ideally located BACKING ONTO THE SOUTH DOWNS NATIONAL PARK in popular North Sompting. The property, which requires certain modernisation, comprises: Kitchen, inner hall, ground floor shower room, through lounge/dining room, two ground floor bedrooms, first floor landing, further bedroom and WC. Outside, there is a fantastic, secluded rear garden, ample off street parking and a garage. NO ONWARD CHAIN!

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## Accommodation

### Double Glazed Door

Opening into:

### Kitchen 10'10" x 10' (3.30m x 3.05m)

Double glazed windows to front. Range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, breakfast bar, gas cooker point, space for fridge/freezer, tiled splash-backs, cupboard housing boiler, radiator, coving.

### Inner Hall

Firing cupboard housing hot water cylinder, further storage cupboard, wall mounted central heating thermostat.

### Bathroom

Double glazed window to side, majority tiled walls, radiator. Fitted suite comprising: Shower enclosure with wall mounted shower, close coupled WC, pedestal wash hand basin.

### Lounge/Dining room 25'4" x 10'9" (7.72m x 3.28m)

Double glazed window to front, double glazed window & back door to rear, Feature fireplace, wall lights, two radiators, coving.

### Bedroom 10' x 8'9" (3.05m x 2.67m)

Double glazed windows to sides, built in wardrobe and drawers, radiator, coving.

### Utility Room/Bedroom 8'7" x 8'3" (2.62m x 2.51m)

Double glazed window to rear, built in cupboards and further understairs cupboard, space and plumbing for washing machine, radiator, coving.

### First Floor Landing

Radiator.

### Bedroom One 13'8" x 10'8" (4.17m x 3.25m)

Double glazed windows to front & rear, built in wardrobes and large storage cupboard.

### WC

Double glazed window to side, close coupled WC, pedestal wash hand basin, storage cupboard and further cupboard housing water tank.

### Outside

#### Rear Garden

Beautiful tiered garden. Crazy paved patio area, steps leading up to lawn areas, flower beds with various plants & shrubs, further patio seating area, timber shed, superb countryside views, wall & fence enclosed with side access via gate.

#### Front Garden

Block paved providing ample off street parking.

#### Garage

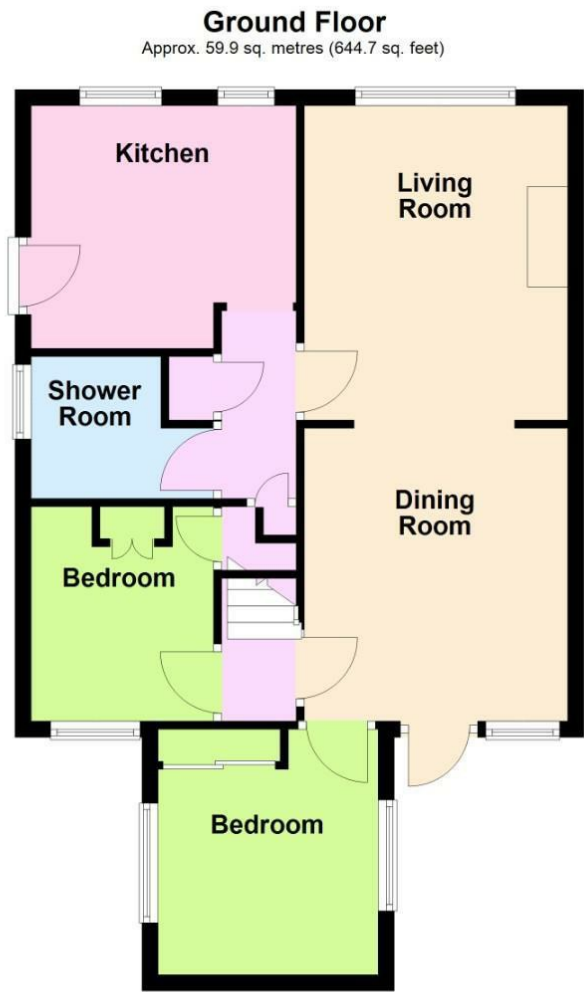
Up & over door.



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Total area: approx. 86.8 sq. metres (933.8 sq. feet)

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
(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 <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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