



Sedbury Road, Lancing



Guide Price
£450,000
Freehold

- Semi-Detached Chalet Bungalow
- Two Bathrooms
- Generous Garden
- Gas Central Heating & Double Glazing
- EPC: TBC
- Four/Five Bedrooms
- Open Plan Lounge/Kitchen/Diner With Bi-Folds
- Ample Off Street Parking
- North Sompting Location
- Council Tax Band: B

GUIDE PRICE £450,000 - £475,000 Robert Luff & Co are delighted to offer this spacious and very well presented, EXTENDED CHALET BUNGALOW, located at the foot of the South Downs National Park in popular North Sompting. The property, which has been lovingly improved by the current owners, comprises: Entrance hall, two ground floor bedrooms & bathroom, fantastic open plan lounge/diner and kitchen with lantern window and bi-fold doors, first floor landing, three bedrooms and further shower room/WC. Outside, there is a good size rear garden and ample off street parking. VIEWING ESSENTIAL!!

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Double glazed window and front door with fingerprint entry, wood effect flooring, under-stairs cupboard, meter cupboard, radiator.

Sitting Room/Bedroom 14'6" x 10' (4.42m x 3.05m)

Double glazed window to front with shutter blinds, TV point, radiator

Bedroom 10'1" x 10'5" (3.07m x 3.18m)

Double glazed window to front with shutter blinds, TV point, radiator

Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with shower over, vanity unit with inset wash hand basin and cupboard under, close coupled WC, heated towel rail, part tiled walls.

Open Plan Lounge/Kitchen/Diner 22' narrowing to 10' x 18'4" widening to 29'6" (6.71m narrowing to 3.05m x 5.59m widening to 8.99m)

"L" Shaped room. Double glazed windows to rear & side, double glazed bi-fold door to rear, feature lantern window. Fitted kitchen comprising: Range of fitted wall & base level units, work-surfaces incorporating sink unit with mixer tap, double electric oven with combi grill/microwave, induction hob with extractor hood over, integrated dishwasher and plumbing for washing machine, breakfast bar with wood block work-surface, tiled splash-backs, cupboard housing combination boiler, bamboo wood flooring, radiator.

First Floor Landing

Double glazed window to rear.

Bedroom One 13' x 8'10" (3.96m x 2.69m)

Double glazed window to front with down-land views, radiator.

Bedroom 10' x 9'9" (3.05m x 2.97m)

Double glazed window to rear, radiator.

Bedroom 9'10" x 7'3" max (3.00m x 2.21m max)

Double glazed window to rear, radiator.

Shower Room

Velux window to front. Fitted suite comprising: Shower enclosure with wall mounted shower, close coupled WC, wash hand basin with mixer tap and cupboard under, ladder radiator, shaver point.

Outside

Rear Garden

Decking with glass balustrade, lawn, flowerbed, sunken trampoline, timber shed, outside tap and power point, wall & fence enclosed with side access via gate.

Parking

Paved front garden providing ample parking for two vehicles.

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

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

www.robertluff.co.uk



Floorplan



Total area: approx. 127.0 sq. metres (1367.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very 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.