



Brook Way, Lancing

Price
£325,000
Freehold

- Freehold Semi-Detached Bungalow
- Off Road Parking
- Conservatory
- Chain Free
- Council Tax Band - C
- Two Bedrooms
- Detached Garage
- Close To Lancing Seafront & Lancing Village
- Low Maintenance Rear Garden
- EPC - D

Robert Luff & Co welcome to the market this semi-detached two bedroom bungalow. Located just 0.6 miles from Lancing Village Centre and 0.3 miles from Lancing Beach this property is perfectly positioned for accessing local amenities and transport links and internally comprises; Entrance hall, bright lounge, separate kitchen, shower room and w/c, double bedroom with built in storage, second bedroom/dining room and conservatory whilst outside benefits from off road parking, detached garage and low maintenance rear garden. Whilst this property could benefit from some modernisation it is clean and tidy and is being offered chain free.

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

**Robert
Luff & Co**
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Accommodation

UPVC Door

Leading to:

Entrance Hall 5'02 x 5'05 (1.57m x 1.65m)

Carpet, radiator, meter cupboard, door to:

Lounge 18'04 x 12'09 (5.59m x 3.89m)

Carpet, double glazed window, radiator, electric fire with wooden mantle piece, door to:

Kitchen 10'10 x 7'06 (3.30m x 2.29m)

Vinyl flooring, eye and base level cupboards with roll top work surfaces, granite sink and drainer with mixer tap, integrated electric oven with microwave above, electric hob with extractor over, 2 x built in storage, space for fridge freezer and washing machine, boiler housed in cupboard, radiator, double glazed door to side.

Hallway

Carpet, radiator, built in cupboard, loft access with pull down ladder, airing cupboard, doors to:

Shower Room

Carpet, part tiled walls, shower in cubicle, wash hand basin with vanity unit under, heated towel rail, double glazed frosted window

W/C

Carpet, low level flush w/c radiator, double glazed frosted window

Bedroom One 9'02 x 14'00 (2.79m x 4.27m)

Carpet, built in wardrobe, radiator, double glazed window

Bedroom Two/Dining Room 8'08 x 10'01 (2.64m x 3.07m)

Carpet, radiator, double doors to:

Conservatory 13'04 x 8'01 (4.06m x 2.46m)

Brick built, sun reflective roof, carpet, radiator, double glazed windows, double glazed doors to garden

Outside

Rear Garden

Patio, enclosed by fence, mature shrubs, side access

Detached Garage

Up and over door

Driveway

Laid to paid leading to garage, dropped kerb

Front Garden

Patio with mature shrubs forming a boarder.

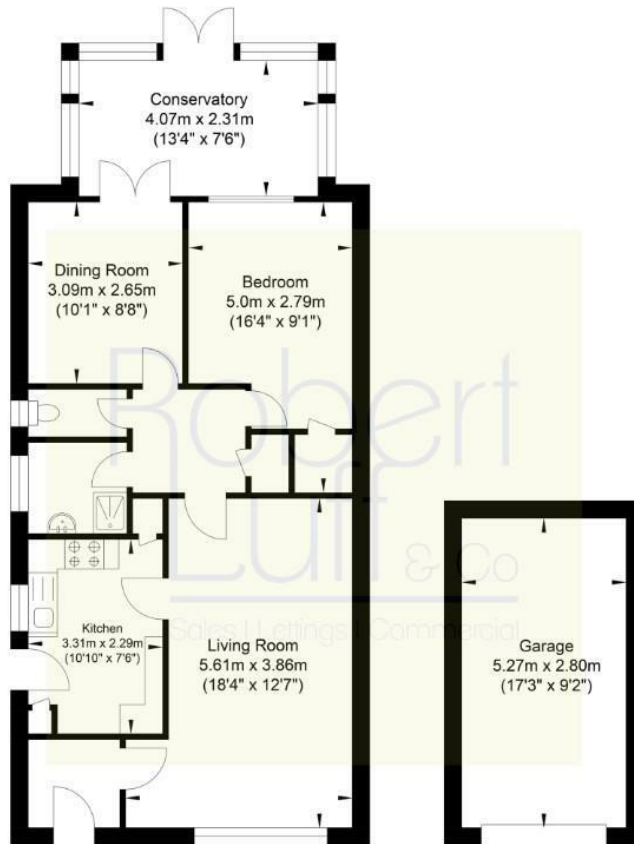


3-7 South Street, Lancing, West Sussex, BN15 8AE

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Ground Floor
Approximate Floor Area
738.94 sq ft
(68.65 sq m)

Garage
Approximate Floor Area
158.87 sq ft
(14.76 sq m)

Approximate Gross Internal Area = 83.41 sq m / 897.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		65	
(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			87
(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.