



Asking Price  
**£425,000**  
 Freehold

## Carnforth Road, Lancing

- Detached Bungalow
- Two Double Bedrooms
- Fitted Kitchen
- Gardens To Three Sides
- EPC: TBC
- Corner Plot
- Modern Bathroom With Bath, Separate Shower Enclosure & Underfloor Heating
- Conservatory
- Private Drive To Detached Garage
- Council Tax Band: D

Robert Luff & Co are delighted to present this spacious detached bungalow occupying a generous corner plot, conveniently located within level walking distance of Lancing village centre and mainline railway station. Local shops are available close by and "The Pulse" bus service provides easy access to Worthing Town Centre. The accommodation comprises: Entrance hall, dual aspect living room, fitted kitchen with integrated appliances, conservatory, two double bedrooms and modern bathroom with bath, separate shower enclosure and underfloor heating. Outside, there are gardens to three sides and a private driveway to a detached garage with electric up and over door. Viewing recommended - NO ONWARD CHAIN!!

**Robert  
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 Sales | Lettings | Commercial

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## Accommodation

### Entrance Hall

Double glazed window & front door, loft access, cupboard housing consumer unit, radiator.

### Lounge 14' x 13'4" (4.27m x 4.06m)

Dual aspect double glazed windows to front & side, coving, feature fireplace, radiator.

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

Double glazed window to side, double glazed French doors to conservatory. Range of fitted wall & base level units, work surfaces incorporating stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated dishwasher, fridge/freezer, washing machine, oven, gas hob and extractor hood, microwave & grill oven, wine chiller, downlighters, combination boiler, radiator.

### Conservatory 12' x 7'2" (3.66m x 2.18m)

Double glazed windows & French doors, upright radiator.

### Bedroom One 14' x 9'8" (4.27m x 2.95m)

Double glazed windows to front & side, coving, radiator.

### Bedroom Two 10'2" x 9'2" (3.10m x 2.79m)

Double glazed window to rear, coving, radiator.

### Bathroom

Double glazed windows to side, fully tiled walls. Fitted suite comprising: Panel enclosed bath, separate shower enclosure, vanity unit with wash hand basin, close coupled WC, downlighters, underfloor heating.

### Outside

#### Front & Side Gardens

Laid to lawn, various plants & shrubs, path to front door.

#### Rear Garden

Lawn, patio, raised flowerbed, side access via gate.

### Private Drive

To

### Detached Garage

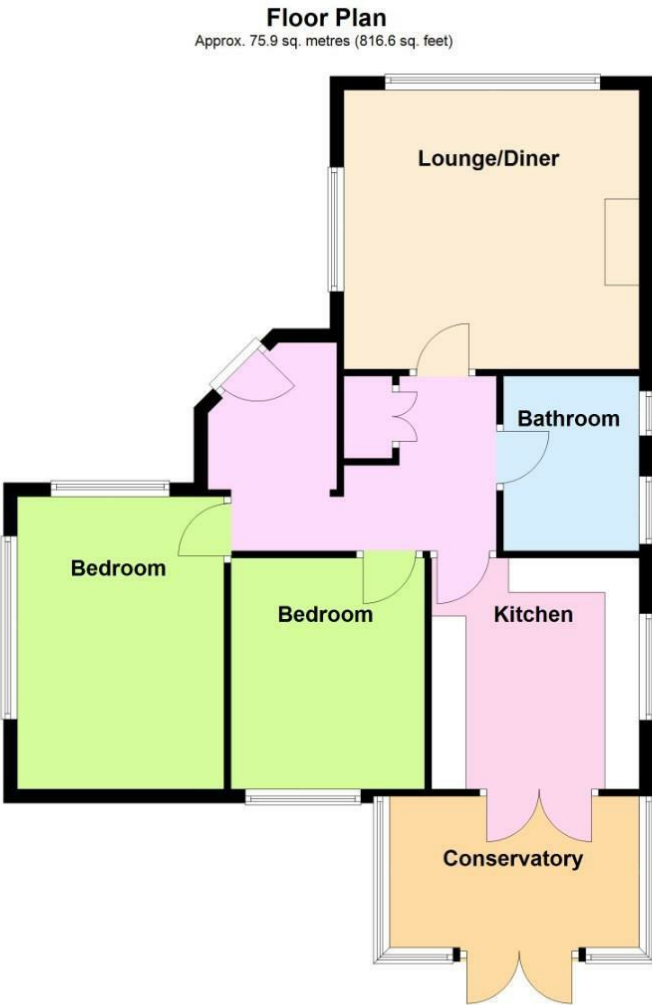
Electric up & over door, double glazed window and personnel door to side.

### Security Features

Burglar alarm; external security cameras; internal security camera wiring/cables.







Total area: approx. 75.9 sq. metres (816.6 sq. feet)

| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |  |   |           |
|---|---------|--|--|---|-----------|
|   | Current | Potential                                      |  | Current   | Potential |
| Very energy efficient - lower running costs |         |  |  | Very environmentally friendly - lower CO2 emissions |           |
| (92 plus) A                                 |         |  |  | (92 plus) A   |           |
| (81-91) B                                   |         |  |  | (81-91) B   |           |
| (69-80) C                                   |         |  |  | (69-80) C   |           |
| (55-68) D                                   |         |  |  | (55-68) D   |           |
| (39-54) E                                   |         |  |  | (39-54) E   |           |
| (21-38) F                                   |         |  |  | (21-38) F   |           |
| (1-20) G                                    |         |  |  | (1-20) G  |           |
| Not energy efficient - higher running costs |         |  |  | Not environmentally friendly - higher CO2 emissions |           |
| England & Wales                             |         | EU Directive 2002/91/EC                        |  | England & Wales                                     |           |

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.