



## Upper Boundstone Lane, Lancing

Price  
£385,000  
Freehold

- Semi-Detached Bungalow
- Large Rear Garden & Detached Garage
- Off Road Parking For Multiple Cars
- Ideal Position Close To Local Transport Links
- No Ongoing Chain
- Potential To Extend STNPC
- Catchment For Well Regarded Schools
- Walking Distance To Lancing Village
- EPC Rating - D
- Council Tax Band - C

Robert Luff & Co are delighted to welcome to the market well positioned semi detached bungalow offering ample off road parking and detached garage.

Situated just under a mile away from Lancing Village, with its comprehensive offering of local shops and eateries, as well as Lancing mainline train station, this property is ideal for someone looking to commute to work, further local amenities and transport links are also offered nearby whilst the property falls into catchment for well regarded schools for both primary and secondary school placements.

Internally this property offers two double bedrooms, a family bathroom, lounge through dining room and extended kitchen whilst outside offers a large rear garden. The property is offered for sale with no on going chain and has potential to extend subject to obtaining the necessary planning consents.

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## Accommodation

**Front Door**  
leading to

### Entrance Hall

Wood laminate flooring, built in storage, doors to:

**Bedroom 12'05 x 11'06 (3.78m x 3.51m)**

Carpet, double glazed bay window, radiator

**Bedroom Two 11'10 x 9'11 (3.61m x 3.02m)**

Carpet, radiator, double glazed window

**Lounge 11'05 x 16'10 (3.48m x 5.13m)**

Carpet, double glazed bay window, fireplace with log burner, radiator, double doors opening to:

**Kitchen/Dining Room 15'01 x 11'00 (4.60m x 3.35m)**

Wood laminate flooring, 2 x double glazed window, double glazed door to garden. Kitchen offers a range of eye and base level cupboards with surfaces, space for oven with extractor hood above, integrated hob, space for fridge freezer, space for washing machine

### Family Bathroom

Tiled flooring, double glazed window, bath with shower over, wash hand basin, low level flush w/c, heated towel rail

### Outside

#### Garage

Up and over door, light and power, accessed via the driveway with passenger door from garden

#### Garden

Mainly laid to lawn with mature shrubs and borders, enclosed by fencing with side access.

#### Driveway

Dropped kerb, laid to driveway with space for multiple vehicles



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

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### Floor Plan

Approx. 69.0 sq. metres (742.9 sq. feet)



Total area: approx. 69.0 sq. metres (742.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			84
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.