



West Way, Lancing

Offers Over
£300,000
Freehold

- Semi-Detached Bungalow
- Double Garage/ Workshop
- No Ongoing Chain
- Potential To Extend STNPC
- EPC Rating TBC
- Two Bedrooms
- Moments From Lancing Beach
- Well Maintained Rear Garden
- In Need Of Modernisation Throughout
- Council Tax Band - B

Robert Luff & Co are delighted to welcome to the market this two bedroom semi-detached bungalow just moments from Lancing Beach and Widewater Lagoon. Positioned close to local transport links such as the 700 bus route this property would make the perfect home for those commuting to Brighton for work and would suit a first time buyer or someone wanting to put their own stamp on it.

The property internally comprises two double bedrooms, a good size lounge, family bathroom and kitchen whilst outside there is well maintained front and rear gardens and a double garage at the bottom of the garden, the garage offers rear vehicular access but would also be ideal as a workshop or could be converted into a home office or studio room. The property boasts its original 50's footprint and so offers potential to extend subject to the necessary planning consents.

We offer this property with no ongoing chain, call now to book your viewing.

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

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Accommodation

Front Door

leading to:

Entrance Hall

Carpet, doors to:

Lounge 16'1" x 10'11" (4.90m x 3.33m)

Carpet, double glazed window, radiator, fireplace

Bedroom One 11'11" x 10'10" (3.64 x 3.32)

Carpet, double glazed window, radiator

Bedroom Two 9'11" x 8'10" (3.04 x 2.70)

Carpet, double glazed window, radiator

Kitchen 10'7" x 7'9" (3.23m x 2.36m)

Range of eye and base level cupboards, sink drainer, tiled walls, double glazed window, door to garden

Bathroom

Kardean flooring, panelled bath, wash hand basin, radiator, low level flush w/c, part tiled walls double glazed window

Outside

Front Garden

Mature flower beds, central pond, path laid to patio to front door

Rear Garden

Well maintained garden enclosed by fencing, mainly laid to lawn with mature borders and flower beds, greenhouse and path to garage

Garage

Double size garage with up and over electric door. power and light



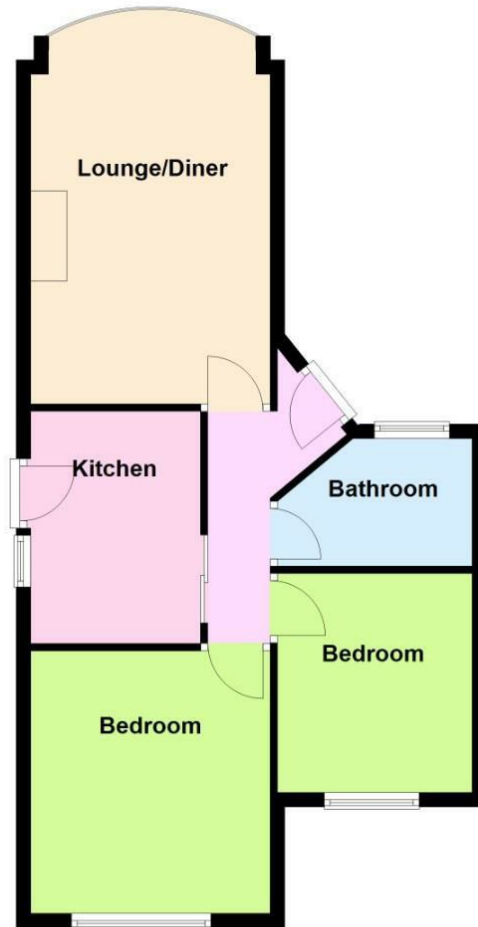
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Floor Plan

Approx. 54.4 sq. metres (585.6 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.