



Asking Price  
**£365,000**  
 Freehold

## Osborne Drive, Lancing

- Corner Plot
- Gardens To Three Sides
- Two Bedrooms
- Wet Room
- Council Tax Band: C
- Semi-Detached Bungalow
- Huge Potential For Extension
- South Facing Living Room
- Gas Central Heating & Double Glazing
- EPC:

Robert Luff & Co are delighted to present this semi-detached bungalow occupying a GENEROUS CORNER PLOT and conveniently located close to local shops, bus services and doctor's surgery in popular Sompting. The property, which offers HUGE POTENTIAL FOR EXTENSION, comprises: Entrance hall, South facing living room, fitted kitchen, two double bedrooms, wet room and separate WC. Outside, there are attractive gardens to three sides and off street parking. VIEWING ESSENTIAL!!

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**Robert  
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## Accommodation

### Entrance Hall

Double glazed door to side, loft access, radiator.

### Living Room 13'4" x 12'7" (4.06m x 3.84m)

Leaded double glazed window to front with shutter blinds, coving, feature fireplace, radiator.

### Kitchen 10' x 6'10" (3.05m x 2.08m)

Double glazed windows and back door. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged work-surfaces incorporating single drainer sink unit with mixer tap, electric oven, gas hob and extractor hood over, space and plumbing for washing machine, wall mounted combination boiler.

### Bedroom One 12'5" x 11' (3.78m x 3.35m)

Leaded double glazed window with shutter blinds to rear, coving, radiator.

### Bedroom Two 10'5" x 9' (3.18m x 2.74m)

Leaded double glazed windows to front & side, shutter blinds, coving, radiator.

### Wet Room

Double glazed window to side. Majority tiled walls. Wall mounted electric shower, pedestal wash hand basin, coving, airing cupboard, radiator.

### Separate WC

Double glazed window to side. Close coupled WC

### Outside

#### Front Garden

Formal front garden.

#### Rear Garden

Patio, various plants & shrubs.

#### Side Garden

Westerly Aspect. Patio, rockery, timber shed, fence enclosed.

### Off Street Parking

Block paved area to front.



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

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Total area: approx. 57.5 sq. metres (618.6 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 <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.