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## Description

Robert Luff & Co are delighted to present this spacious DETACHED BUNGALOW occupying a CORNER PLOT just moments from the beach in popular South Lancing. The village centre and mainline railway station are just a short walk away and the 700 bus service passes close by providing easy access to Brighton, Worthing & beyond. The property, which benefits from a DOUBLE GARAGE with inspection pit, comprises: Enclosed entrance porch, entrance hall, dual aspect living room, generous kitchen, primary bedroom with ample built in wardrobe space, further double bedroom with built in pull down bed and a bath/wet room. Outside, there are attractive, low maintenance garden and a private driveway. Further benefits include: Double glazing, gas central heating and solar hot water. Viewing recommended - NO ONWARD CHAIN!



## Key Features

- Corner Plot Detached Bungalow
- Spacious Kitchen
- Well-Maintained Garden
- Double Garage
- CHAIN FREE
- Two Double Bedrooms
- Dual Aspect Living Room
- Off-Road Parking
- Council Tax Band - C
- EPC Rating - E



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Luff & Co





### Entrance Porch

Double glazed windows and door. Tiled walls and floor.

### Entrance Hallway

Coving. Loft access with pull down ladder. Radiator. Doors to:

### Lounge

**4.88m x 3.96m (16'00 x 13'00)**

Double glazed bay window and door. Double glazed window to side. Radiator. Coving. Wall lights.

### Kitchen

**4.14m x 3.23m max (13'7 x 10'7 max)**

Range of fitted wall and base units. Fitted roll-edged working surfaces incorporating a stainless steel one and a half bowl sink drainer with a water filtered mixer tap. Part tiled walls. Gas and electric cooker points. extractor fan. Two pantry cupboards. Serving hatch. Radiator. Window and door leading to porch area and garden.

### Bedroom

**4.88m x 2.97m (16'00 x 9'09)**

Double glazed windows and doors to rear. Built in wardrobes. Radiator. Coving.

### Bedroom

**2.95m x 2.59m (9'08 x 8'06)**

Double glazed windows to front and side. Radiator. Built in wardrobes with pull down bed. Coving.

### Bathroom

**3.10m x 2.26m (10'02 x 7'05)**  
Wet room shower. Radiator. Corner bath unit. Pedestal wash hand basin. Low level flush WC. Part tiled walls. Double glazed frosted windows to side and rear. Tiled floor.

### Outside

#### Front Garden

Wall enclosed front garden with patio walkway leading onto a lawn area with plants and shrubs.

#### Rear Garden

Wall enclosed rear garden with a patio area leading onto the spacious lawn area with flower beds with various plants & shrubs.

#### Driveway

Car hardstanding private driveway leading to garage and providing parking.

### Double Garage

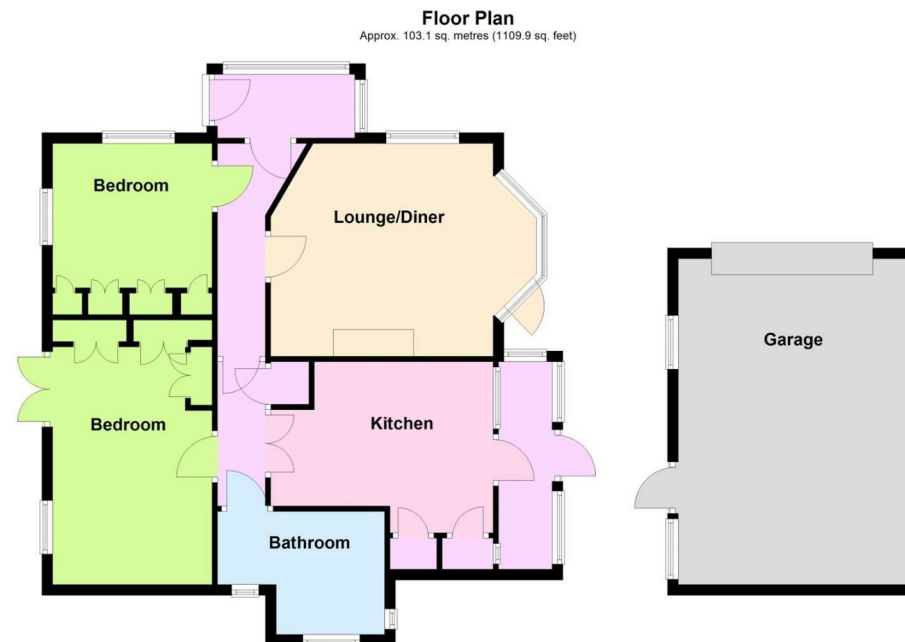
**6.10m x 4.34m (20'00 x 14'03)**

Spacious double garage with electric up and over door, power and lighting, inspection pit and a double glazed window and door.





## Floor Plan Queens Road



Total area: approx. 103.1 sq. metres (1109.9 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.

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