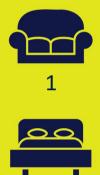
Western Road, Lancing

Freehold - Price £375,000











Description

Robert Luff & Co are delighted to welcome to the market this two bedroom semi-detached bungalow ideally positioned minutes from both Brooklands Nature Reserve & Lancing Beach. Internally this property boasts kitchen dining room, two double bedrooms, good size lounge, shower room and separate w/c alongside ample storage and offers an opportunity to put your own stamp on or extend subject to the necessary planning consents whilst outside benefits from a large west facing rear garden, mainly laid to lawn with a patio seating area and an array of mature shrubs and trees. Local amenities are sought close by whilst the local bus route provides easy access to nearby Worthing with its wealth of shops, bars and eateries. This property is being sold with no on going chain and requires some modernisation throughout.

Key Features

- Semi-Detached Two Bedroom
 Off Road Parking Bungalow
- Large Rear Garden
- No Ongoing Chain
- Backing On To Brooklands
 Nature Reserve
- EPC: D

- Potential To Extend STNPC
- Close To Transport Links
- Moments Walk To Lancing Beach
- Council Tax Band

















Front Door leading to:

Porch internal door to:

Hallway Carpet, doors to:

Lounge
3.63m x 3.99m (11'11 x 13'01)
Carpet, double glazed window, radiator x 2

Bedroom
3.02m x 3.33m (9'11 x 10'11)
Carpet, double glazed window, radiator

Bedroom
3.35m x 3.63m (11'00 x 11'11)
Carpet, double glazed window, radiator

Dining Room 2.11m x 2.77m (6'11 x 9'01) Carpet, radiator, double glazed patio doors

Kitchen
3.15m x 2.87m (10'04 x 9'05)
Vinyl flooring, range of cupboards with work surface over, stainless steel sink drainer with taps over, double glazed window x 2, door to garden

Shower Room
Fully tiled, double glazed
window, walk in shower cubicle,
wash hand basin, radiator

W/C

Low level flush w/c, double glazed window

Outside

Rear Garden

West facing rear garden enclosed by fencing with side access, patio area and laid to lawn

Front

Off road parking laid to patio with dropped kerb



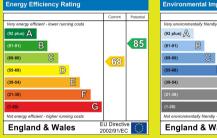


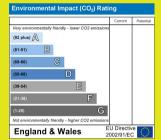


Floor Plan Western Road



Total area: approx. 69.2 sq. metres (744.7 sq. feet)





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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