



2



1



1



C



Description

Robert Luff & Co are delighted to present this spacious, two double bedroom semi-detached bungalow, located in a small residential Cul-de-sac in ever popular Sompting. A local Co Op is available just a few minutes' walk away in Test Road, along with a popular fish & chip shop. The Pulse bus service passes close by, providing easy access to Worthing town and Lancing village centre. The property benefits from gas central heating with a recent boiler (2020), double glazing a private driveway, garage and good size rear garden. VIEWING ESSENTIAL!!!



Key Features

- Semi-Detached Bungalow
- Private Driveway & Garage
- Double Glazing
- Close To Shops, Bus & Doctors
- EPC: C
- Two Double Bedrooms
- Recent Boiler (2020)
- Good size Rear Garden
- No Onward Chain
- Council Tax Band: C



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



Entrance Hall

Double glazed front door, loft access, airing cupboard with slatted shelving, radiator.

Lounge

4.78m x 3.12m (15'8" x 10'3")

Coving, TV aerial point, patio door onto garden, radiator.

Kitchen

3.20m x 2.64m (10'6" x 8'8")

Double glazed window & back door. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, electric cooker point, extractor hood, space and plumbing for washing machine, storage cupboards, cupboard housing central heating boiler.

Bedroom One

5.00m x 3.12m (16'5" x 10'3")

Coving, double glazed window to front, two radiators.

Bedroom Two

3.15m x 2.64m (10'4" x 8'8")

Coving, double glazed window to front, radiator.

Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with electric shower over, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

Outside

Rear Garden

Lawn, flowerbeds, seating areas, side access via undercover walkway & double glazed door.

Private Drive

To:

Garage

5.03m x 2.44m (16'6" x 8')

Power, light, up and over door, double glazed window to rear and personnel door to side.

Front Garden

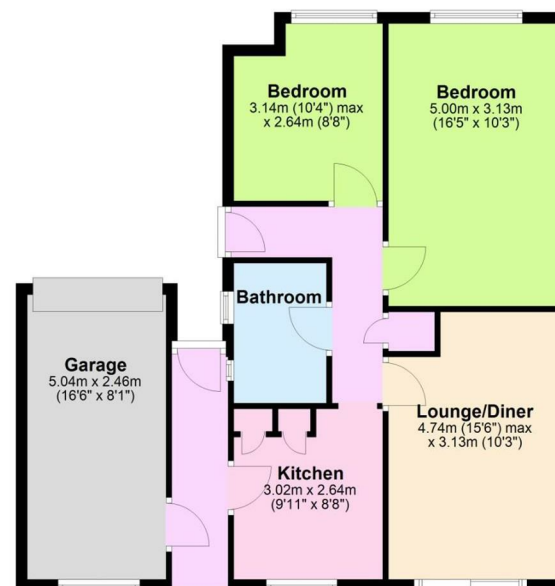
Laid to lawn.



Floor Plan Trent Close

Floor Plan

Approx. 74.3 sq. metres (799.9 sq. feet)



Total area: approx. 74.3 sq. metres (799.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			88
(81-91) B			
(69-80) C		72	
(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 ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.



robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co