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Description

Robert Luff & Co are delighted to welcome to the market this well positioned semi-detached bungalow on the popular West Beach estate close to Lancing Beach and Widewater Lagoon. Sat within a secluded close this property offers peaceful retreat yet also offers easy access to Shoreham High Street and amenities positioned less than a mile away to the East and Lancing Village centre to the West. Internally this property has been extended to create a wonderful open plan living space including a beautiful modern fitted kitchen and lounge both with sky lights to allow light to flood in, also on the ground floor the property offers a conservatory, double bedroom and bathroom whilst on the first floor a master bedroom and en-suite. Outside there is a spacious west facing rear garden which backs directly onto grazing land and benefits from a summer house with power and light whilst the front of the property offers off road parking to two cars.

Key Features

- Semi Detached Chalet Bungalow
- Large West Facing Rear Garden
- Spacious Garden With Summer House
- Close To Lancing Beach & Widewater Lagoon
- Council Tax Band C
- Ground Floor Bedroom & Bathroom
- En-Suite To Master Bedroom
- Ample Off-Road Parking
- EPC Rating - D
- Located In A Secluded Close



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UPVC double glazed front door to:

Porch

UPVC double glazing. Door to:

Hallway

Tiled floor. radiator. Doors to;

Bathroom

Tiled floor. Panel enclosed bath with shower above. Wash hand basin set in a vanity unit with mixer tap. Radiator. Low level flush WC. Frosted double glazed window.

Kitchen

5.11m x 3.30m (16'09 x 10'10)

Tiled floor. Integrated fridge/freezer, dishwasher and eye level double oven. Induction hob with extractor fan over. Rolltop working surfaces incorporating a sink drainer. Skylights. Range of fitted wall and base units. Splashback. Stairs to:

Lounge

5.16m x 3.66m (16'11 x 12'00)

Tiled floor. open feature fireplace with log burner. Skylight. Radiator.

Conservatory

Tiled floor. Double glazed UPVC window and patio doors. Shower.

Bedroom

3.00m x 2.72m (9'10 x 8'11)

Built in wardrobes. Double glazed window. Radiator.

Bedroom

5.18m x 3.00m (17'00 x 9'10)

Eaves storage space. Two double glazed UPVC windows. Radiator. Door to:

En-Suite

Tiled floor. Low level flush WC. Wash hand basin set in a vanity unit.

Outside

Rear Garden

Fence enclosed patio garden with a gravel area and a gate to the grazing land behind. Timber built summer house with power and lighting and water pipes ready to be installed.

Driveway

Car hard standing driveway providing ample off-road parking.

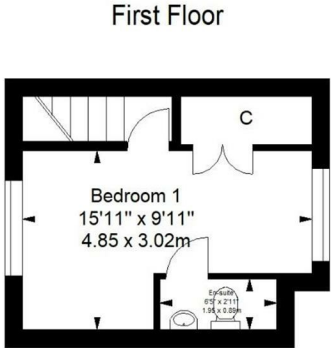
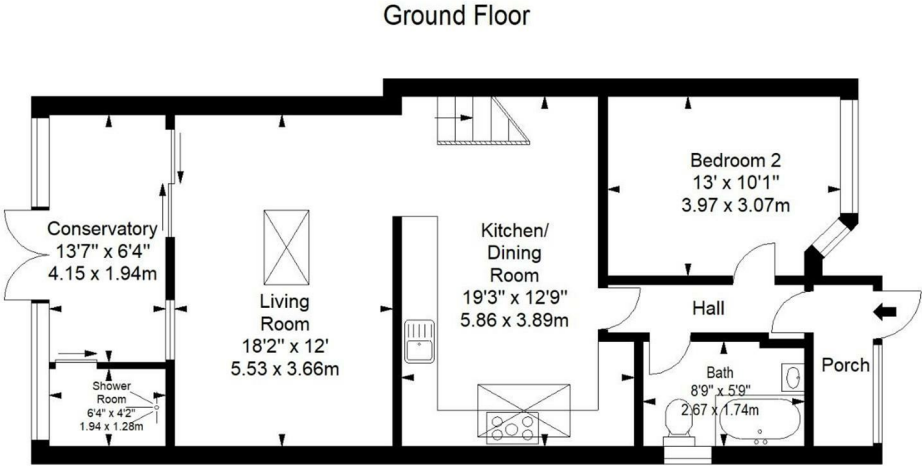


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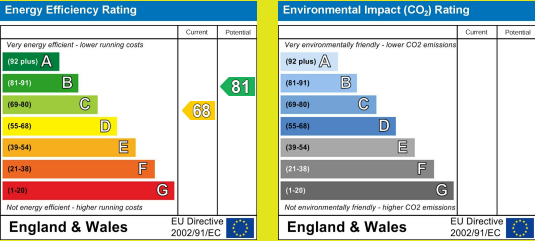
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Floor Plan Prince Avenue



Approximate gross internal floor area 95.1 sq m/ 1023.7 sq ft
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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