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Description

Robert Luff & Co are delighted to welcome to the market this two bedroom semi-detached bungalow in the popular area of North Lancing. Situated within easy reach of the South Downs National Park this property offers access to local walks, transport links and local amenities whilst offering off road parking, garage and west facing rear garden. Internally the property requires modernisation throughout and is perfect for people looking for the chance to extend in the future subject to the necessary planning consents. This property is offered for sale with no ongoing chain.

Key Features

- Semi-Detached Two Bedroom Bungalow
- Off Road Parking & Garage
- No Ongoing Chain
- Close To Local Bus Routes & Amenities
- Council Tax Band - B
- Popular North Lancing Location
- West Facing Rear Garden
- In Need Of Modernisation Throughout
- Room To Extend STNPC
- EPC - D



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Front Door

Leading to:

Hallway

Doors to:

Bedroom

3.93 x 3.18 (12'10" x 10'5")

Carpet, double glazed window, radiator

Bedroom Two

3.47 x 2.66 (11'4" x 8'8")

Carpet, double glazed window, radiator

Lounge

4.66 x 3.18 (15'3" x 10'5")

Carpet, double glazed patio door to garden, radiator

Kitchen

2.71 x 2.66 (8'10" x 8'8")

Vinyl flooring, 2 x double glazed windows, double glazed patio to garden, fully tiled walls, range of eye and base level cupboards, space for washing machine, stainless steel sink drainer, space for freestanding oven.



Bathroom

Vinyl flooring, double glazed window, bath with shower over, wash hand basin

W/C

Vinyl flooring, low level flush w/c, radiator, double glazed window

Outside

Rear Garden

Mainly laid to lawn with patio area with pretty boarder flower beds and patio seating area. Enclosed by fencing with side access

Garage

Up and over door, power and light.

Front Garden

Laid to lawn enclosed with wall with mature flower bed

Driveway

dropped kerb and driveway to side

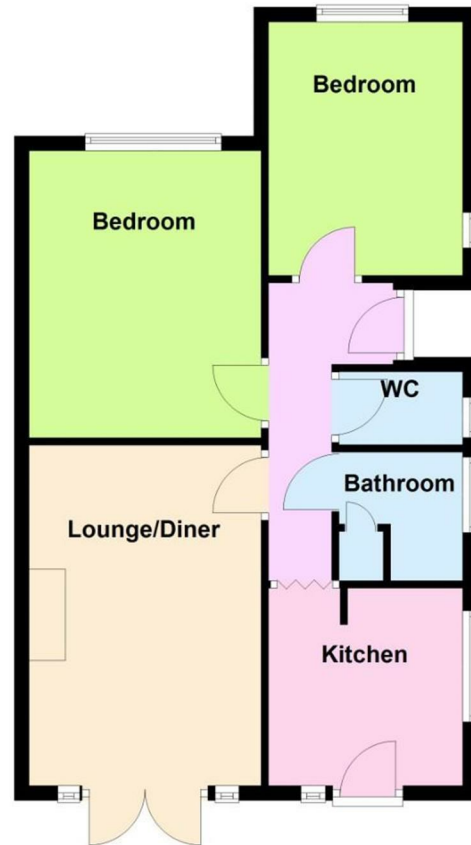
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Floor Plan Greenoaks

Floor Plan
Approx. 55.1 sq. metres (592.8 sq. feet)



Total area: approx. 55.1 sq. metres (592.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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