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Description

Robert Luff & Co are delighted to welcome to the market this wonderful two bedroom semi-detached bungalow in the heart of South Lancing benefitting from easy access to Lancing Village, transport links and local amenities. Internally the property is well presented throughout and offers a spacious lounge, modern fitted kitchen, two double bedrooms, conservatory, modern shower room and w/c whilst externally boasts a west facing rear garden, off road parking to the front and detached garage. This property is offered for sale with no ongoing chain and viewing is highly recommended.



Key Features

- Two Bedroom Semi-Detached
- Off Road Parking & Garage Bungalow
- In Good Decorative Order Throughout
- No Ongoing Chain
- Conservatory
- Westerly Facing Rear Garden
- Ideal Location Close To Lancing Beach & Village
- Easy Access To Local Transport Links
- Modern Fitted Kitchen & Bathroom
- Council Tax Band C



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Robert
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Entrance Hall

Lounge
5.61m x 3.12m (18'5" x 10'3")

Kitchen
3.30m x 2.29m (10'10" x 7'6")

Bathroom

W/C

Bedroom One
4.29m x 2.79m (14'1" x 9'2")

Bedroom Two
3.05m x 2.62m (10' x 8'7")

Conservatory
4.29m x 2.49m (14'1" x 8'2")

Outside

Off Road Parking
 Paved driveway leading to garage

Garden
 West facing rear garden

Garage





Floor Plan Brook Way



Total area: approx. 69.5 sq. metres (748.0 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 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.

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