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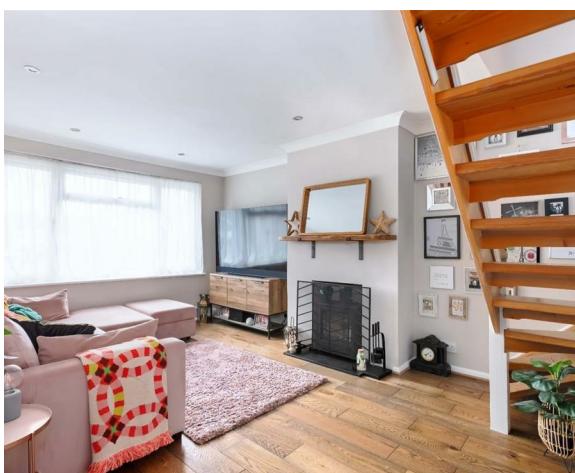
## Description

Robert Luff and Co are delighted to offer to market this beautifully presented and exceptionally spacious modern semi-detached chalet bungalow in the sought-after Manor Close which offers stylish, versatile living just a short stroll from Lancing village centre and the mainline station. Set in a quiet cul-de-sac, the home features a welcoming entrance hall, a cosy living room with wood burner, a dining room flowing into a stunning contemporary kitchen and family room with bi-fold doors opening onto the sunny south-facing garden. The ground floor provides two generous double bedrooms and a luxury shower room, while the first floor hosts a superb master bedroom with dressing room, an additional bedroom and a modern shower room with walk-in shower. Outside, the attractive low-maintenance garden includes lawns, a patio, a shed and a charming covered seating area and lastly it is complemented by a paved driveway to the front.

## Key Features

- Extended Semi-Detached Chalet Bungalow
- Two Bathrooms
- Master Bedroom With Dressing Room
- Gas Central Heating
- EPC Rating- TBC
- Four Double Bedrooms
- Excellent Condition Throughout
- Off-Road Parking For Two Vehicles
- Excellent Transport Links
- Council Tax Band- C





## Location

A charming home tucked away in the peaceful cul-de-sac of Manor Close, Lancing set between the South Downs and the Sussex coastline. Lancing enjoys an enviable position with easy access to Worthing, Brighton, and excellent transport links for commuters. The close itself benefits from a calm residential setting, making it ideal for those seeking a relaxed lifestyle while staying close to local shops, schools, main road links and scenic outdoor spaces.

## Inside

A beautifully presented interior awaits, beginning with a welcoming entrance hall that leads into a cosy living room complete with a charming wood burner. A bright dining room that opens seamlessly onto a stunning kitchen and spacious family room, where bi-fold doors frame views of the South-facing garden and create an effortless indoor-outdoor feel. The ground floor also offers two generous double bedrooms and a luxurious shower room/WC, ideal for flexible single level living.

Upstairs, a light first-floor landing leads to an impressive master bedroom with its own dressing room, a further well-proportioned bedroom, and an elegant shower room featuring a walk-in shower.

## Outside

The outside space is a real highlight, beginning with a smart front driveway offering convenient off-road parking. At the rear, the superb south-facing garden provides an inviting mix of well-kept lawns, a patio area, a wooden framed covered seating area and to the front the property benefits a driveway for off-road parking.

## Lifestyle

This well-presented home offers a practical, ready-to-move-into layout that suits both growing families and those who value the convenience of ground-floor living. The spacious design provides flexible areas for everyday use, from relaxing to entertaining, with a smooth connection between the main living spaces and the south-facing garden. With its modern finish and thoughtful layout, the property delivers a comfortable, easy-to-manage lifestyle.

**Entrance Hall**

**Lounge**

**4.57m.1.52m x 3.05m.1.52m  
(15.5 x 10.5)**

**Dining Area**

**3.96m x 3.05m.1.52m (13 x  
10.5)**

**Kitchen**

**5.49m.0.91m x 5.49m.1.22m  
(18.3 x 18.4)**

**Bedroom**

**2.74m.2.44m x 2.44m.3.05m  
(9.8 x 8.10)**

**Bedroom**

**3.35m.1.52m x 2.74m (11.5 x  
9)**

**Shower Room**

**Landing**

**Bedroom**

**3.35m.0.30m x 1.83m.2.13m  
(11.1 x 6.7)**

**Shower Room**

**Bedroom**

**3.66m x 2.74m.2.74m (12 x  
9.9)**

**Dressing Room**

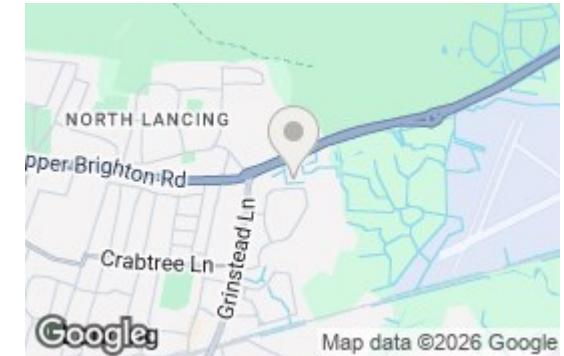
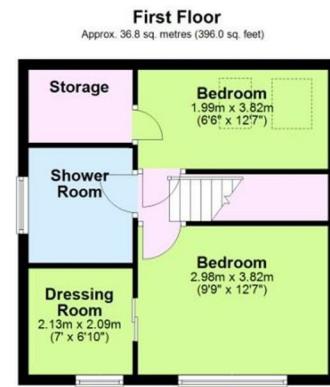
**2.13m x 1.83m.2.74m (7 x 6.9)**







## Floor Plan



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
77		68	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.