



Penstone Close, Lancing

Price
£375,000
Freehold

- Link-Detached Bungalow
- Conservatory
- Ample Off Street Parking
- Moments From Village Centre
- EPC: TBC
- Two Double Bedrooms
- West Facing Rear Garden
- Gas Central Heating & Double Glazing
- Council Tax Band: D

Robert Luff & Co are delighted to present this spacious, link-DETACHED BUNGALOW, ideally located just moments from Lancing village centre, with its fine array of local shops, bakeries, cafe's and convenience stores. Lancing's mainline railway station is also just a few minutes' walk away, providing easy access to Brighton, London, Worthing and beyond. The generous accommodation comprises: Enclosed front entrance porch, entrance hall, living room, large conservatory, kitchen, storage room, TWO DOUBLE BEDROOMS and shower room. Outside, there is an enclosed West facing rear garden, front garden, ample off street parking and a garage with internal access. VIEWING RECOMMENDED!!

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Entrance Porch

Enclosed with windows to front and sides. Inner door to:

Entrance Hall

Loft access, radiator.

Loft

Loft ladder, boarded area, light

Lounge 16'7" x 12' (5.05m x 3.66m)

Coving, double glazed window to rear, television aerial point, radiator, laminate flooring

Conservatory 21'6" x 8'1" (6.55m x 2.46m)

Double glazed windows and doors to rear, wall lights, 2 X radiators.

Kitchen 9'4" x 9' (2.84m x 2.74m)

Double glazed windows to front & side. Range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, gas cooker point, space for appliances, tiled floor, tiled walls.

Lean-To

Single glazed door to rear, door to front accessing garage, utility cupboard with space and plumbing for washing machine and tumble dryer.

Bedroom One 15' x 12' (4.57m x 3.66m)

Coving, double glazed window to rear, radiator.

Bedroom Two 12' x 10' (3.66m x 3.05m)

Coving, double glazed window to front, storage cupboard, radiator, laminate flooring.

Shower Room

Double glazed window to front. Suite comprising: Shower enclosure, vanity unit with inset wash hand basin and cupboard under, close coupled WC, fully tiled walls, tiled floor.

Outside

West Facing rear Garden

Patio, lawn area, various plants, shrubs & trees, fence enclosed with side access via gate.

Front Garden

Various plants, shrubs & hedges, lawn area.

Parking

Ample off street parking for multiple vehicles.

Garage

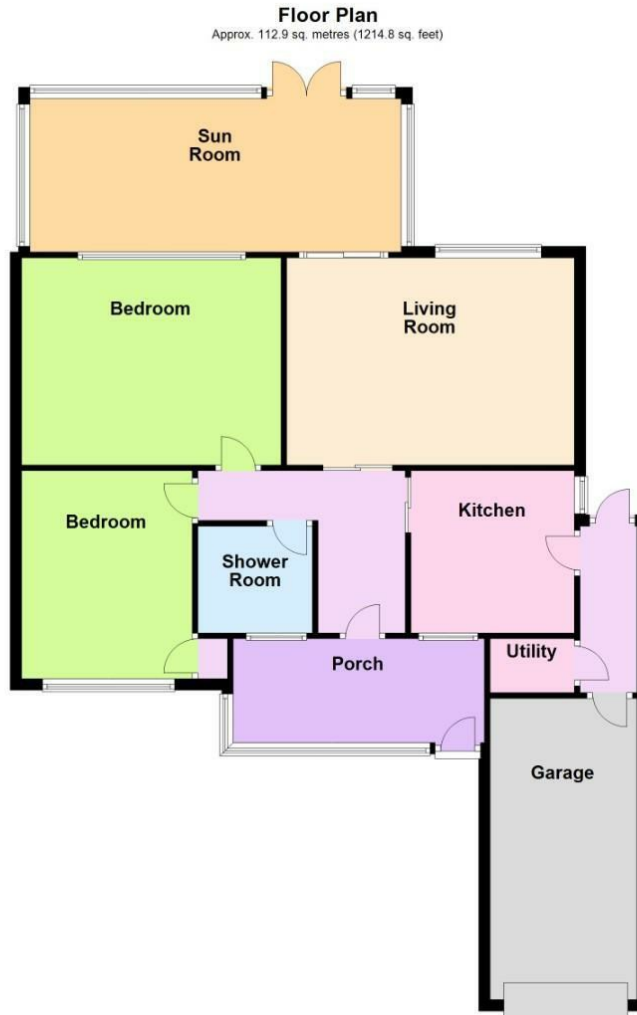
Power, light, up and over door, internal door from lean-to.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Total area: approx. 112.9 sq. metres (1214.8 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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.