



Kings Road, Lancing



Offers Over
£400,000
Freehold

- Detached Bungalow
- Close Beach & Village
- Conservatory
- Luxury Bathroom
- EPC: D
- Corner Plot
- Three Double Bedrooms
- Two Reception Rooms
- Generous Kitchen

Robert Luff & Co are delighted to present this INCREDIBLY SPACIOUS and VERY WELL PRESENTED DETACHED BUNGALOW, occupying a CORNER PLOT and ideally located in South Lancing, just a short walk from Lancing beach, village centre and mainline railway station. The property boasts THREE DOUBLE BEDROOMS, conservatory, TWO RECEPTION ROOMS, luxury bathroom with ROLL TOP BATH, generous kitchen, laundry room and WELL MAINTAINED GARDENS to three sides. VIEWING ESSENTIAL!!

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Accommodation

Entrance Porch

Gated entrance, outside power points, timber front door with beveled glass insert to:

Reception Hall 13' x 9'6" (3.96m x 2.90m)

Coving, picture rail, vinyl wood effect flooring, single glazed window to front, radiator.

Living Room 20'2" x 11'1" (6.15m x 3.38m)

Dual aspect double glazed windows to front front and side, coving, picture rail, feature fireplace, television aerial point, two radiators.

Conservatory 9'7" x 8'2" (2.92m x 2.49m)

Double glazed windows to front, rear and side, double glazed French doors, fan light, television aerial point, radiator tiled floor and walls.

Dining Room 12'1" x 8'5" (3.68m x 2.57m)

Feature beamed ceiling, double glazed window to side, fireplace surround, larder cupboard, cupboard housing combination boiler, television aerial point, radiator.

Kitchen 14'1" max x 10'7" (4.29m max x 3.23m)

Double window and door to side, feature beamed ceiling, range of fitted wall and base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, tiled splash-backs, space for range cooker, space and plumbing for washing machine and dishwasher, tiled floor.

Utility Room 8'9 x 5'6" (2.67m x 1.68m)

Coving, double glazed window to side, fitted roll edged work surface with cupboards under, upright storage cupboard. Note: There is currently no plumbing to this room.

Master Bedroom 14 x 10'10" (4.27m x 3.30m)

Double glazed window to front, picture rail, coving, feature fireplace, radiator.

Bedroom Two 11'10" x 10'7" (3.61m x 3.23m)

Coving, double glazed window to side, feature fireplace, television aerial point, radiator.

Bedroom Three 11'8 x 8'5" (3.56m x 2.57m)

Double glazed window to rear, coving, downlighters, television aerial point, radiator.

Bathroom

Double glazed window to rear. Suite comprising: Roll top, claw foot bath with mixer tap and shower attachment, pedestal wash hand basin, low flush WC, fully tiled walls, loft access, radiator.

Outside

Rear Garden

Patio, block paved seating area with timber pergola over, further seating area, decorative pebble rockery, shingle, timber shed, exotic trees, side access, power points, side garden with further patio area, wall enclosed.

Front Garden

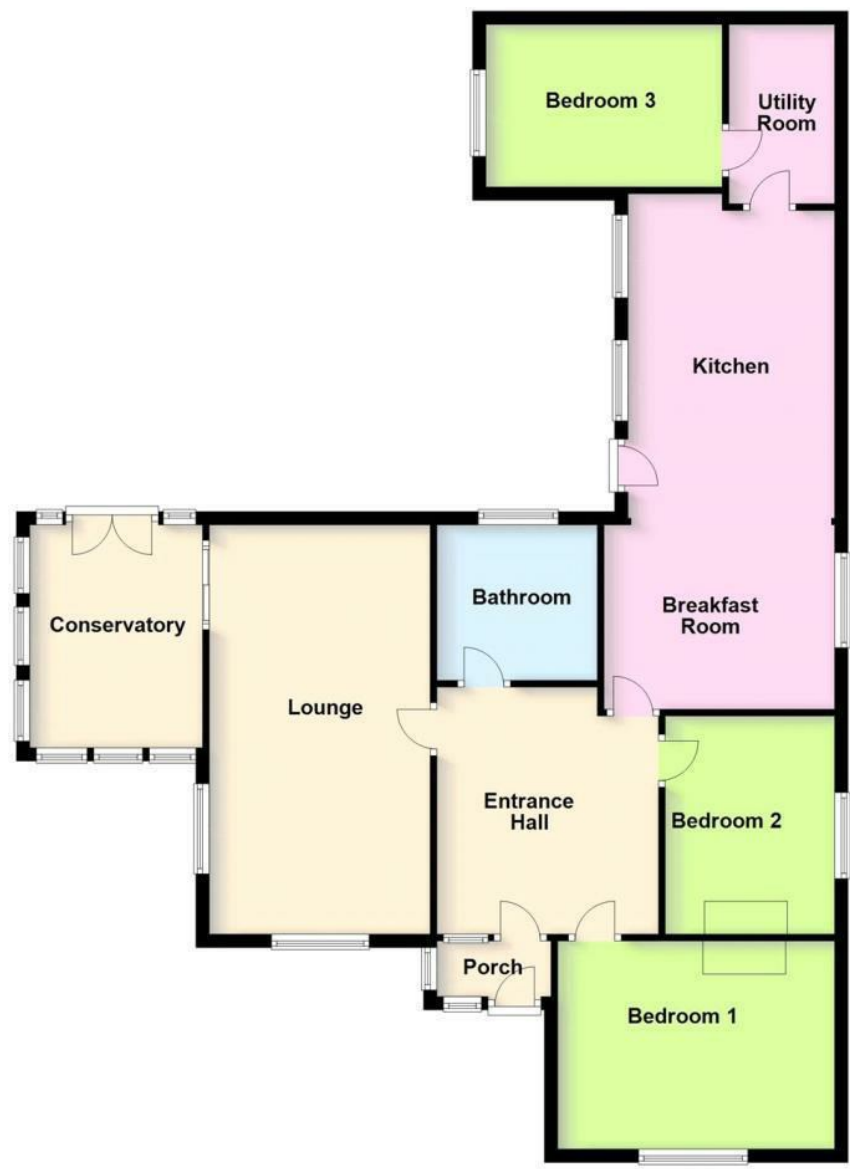
Lawn, raised flower beds with various plants, shrubs and trees, wall enclosed, gate with pathway leading to front door.



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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			79
(81-91) B			
(69-80) C			
(55-68) D		55	
(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.