



Robert Luff & Co  
01903 331737  
www.robertluff.co.uk  
FOR SALE



## Griffiths Avenue, Lancing

- North Lancing Location
- Three Double Bedrooms
- En-Suite Shower To Master
- Recently fitted kitchen and bathroom
- Detached Chalet Bungalow
- Ground Floor Bathroom
- Beautiful West Facing Garden
- OPEN DAY NOW FULLY BOOKED

£1,695

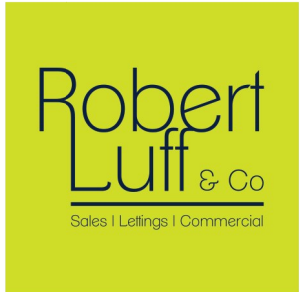
\*\* OPEN DAY NOW FULLY BOOKED \*\*

Set in the desirable area of North Lancing, this impressive detached chalet bungalow, offered for letting by Robert Luff & Co, boasts three spacious double bedrooms. Upon entry, a welcoming hallway leads to a generously sized living/dining area and a delightful conservatory, extending the living space beautifully.

The property features a well-maintained kitchen/breakfast room and a notably spacious bathroom. Two double bedrooms on the ground floor offer versatility, while the first floor hosts a master bedroom with an en-suite shower room for added privacy and convenience.

Outside, a charming west-facing rear garden, a front garden, a private driveway. To truly grasp the appeal of this home, a viewing is highly recommended. Don't miss the chance to explore this fantastic property—schedule your viewing today!

T: 01903 331247 E: info@robertluff.co.uk  
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## Accommodation

### Entrance Hall

Lattice effect double glazed front door, picture rail, understairs cupboard, radiator.

### Bedroom Two 16'4" x 11'4" (4.98m x 3.45m)

Double glazed windows to front, coving, picture rail, fitted wardrobe, radiator.

### Bedroom Three 12'5" x 10' (3.78m x 3.05m)

Double glazed windows to front, picture rail, radiator.

### Living Room 27'5" x 10'9" (8.36m x 3.05m 2.74m)

Picture rail, double glazed windows to side, double glazed doors to conservatory, television aerial point, radiator.

### Conservatory 16'1" x 10'1" (4.90m x 3.07m)

Double glazed windows rear and side, electric skylights, electric ceiling fan, doors to garden.

### Kitchen/Breakfast Room 19 x 8'5" (5.79m x 2.57m)

Double glazed windows to rear and side, double glazed door to side, coving, range of fitted wooden fronted wall and base level units, fitted roll edged work surfaces, double electric oven, gas hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, fridge freezer, space for breakfast table, radiator.

### Bathroom 15'8" x 6'5" (4.78m x 1.96m)

Double glazed window, fitted suite comprising: Double ended panel enclosed bath, shower enclosure, wash hand basin, low flush WC, vanity unit, coving, radiator.

### First Floor Landing

Stairs from entrance hall, double glazed Velux window, airing cupboard.

### Master Bedroom 16'5" x 12'7" (5.00m x 3.84m)

Double glazed windows to rear and side, wardrobe, storage into eaves, radiator.

### En-Suite Shower Room

Shower enclosure, low flush WC, pedestal wash hand basin, fully tiled walls, ladder radiator, double glazed window.

### Outside

#### Front Garden

Dwarf wall to front, laid to lawn, tree, hedge to side, block paved path to front door.

#### Parking

Block paved private driveway providing ample off street parking.

#### West Facing Rear Garden

Landscaped with lawn, flower beds, trees, shingle seating area, raised deck area, fence enclosed with gate to side.



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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# Floorplan



Energy Efficiency Rating		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>		57	68
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		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>		51	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.