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## Description

Robert Luff & Co are delighted to present this bright and spacious detached bungalow brimming with character, enviably located just yards from Lancing beach and a short walk from Lancing village centre & mainline railway station. The well maintained accommodation briefly comprises: Entrance hall, West facing living room, fitted kitchen, two double bedrooms with fitted wardrobes, dining room/third bedroom, modern shower room and separate WC. Outside, there is a good size rear garden, front garden, private driveway and garage. Viewing essential - NO ONWARD CHAIN!



## Key Features

- Spacious Detached Bungalow
- Dual Aspect South & West Lounge
- Modern Shower Room
- Private Drive & Garage
- EPC: D
- Two/Three Double Bedrooms
- Fitted Kitchen
- Attractive Garden
- Yards From Beach & Short Walk To Village Centre
- Council Tax Band: D



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### Entrance Hall

Double glazed front door, loft access, dado rail, two radiators.

### Dual Aspect Living Room 4.57m x 4.22m (15' x 13'10")

Dual aspect double glazed windows to South & West aspects, picture rails, two radiators, feature electric fireplace with remote control.

### Fitted Kitchen

3.71m x 2.62m (12'2" x 8'7")  
Double glazed window & door to side. Range of fitted wall & base level units, fitted roll edged work-surfaces incorporating stainless steel single drainer sink unit with mixer tap, electric oven, gas hob with extractor hood over, space and plumbing for washing machine, space for further appliances, wall mounted central heating boiler, tiled splash-backs, two large storage cupboards, coving, radiator.

### Dining Room/Bedroom Three

4.17m x 2.74m (13'8" x 9')  
Double glazed patio door to rear, picture rail, laminate floor, radiator.

### Shower Room

Shower enclosure, pedestal wash hand basin, double glazed window to rear, fully tiled walls & floor, radiator.

### Separate WC

Double glazed window to rear, part tiled walls, close coupled WC.

### Outside

#### Rear Garden

lawn, flower beds, various plants, shrubs & trees, patio seating area, shed, side access via gate.

#### Front Garden

Formal front garden.

#### Private Drive

To:

#### Garage

4.88m x 2.36m (16' x 7'9")  
Double doors, power & light.

### Bedroom One

4.60m into bay x 3.58m (15'1" into bay x 11'9")

Double glazed box bay window, picture rail, fitted wardrobes, radiator.

### Bedroom Two

4.17m x 2.74m (13'8" x 9')

Double glazed window with southerly aspect, picture rail, fitted wardrobe, radiator.





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