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Description

Robert Luff & Co are delighted to welcome to the market this extended chalet bungalow situated between Shoreham and Lancing and offering a moments walk to both the beach and widewater lagoon. Internally the property boasts four bedrooms with two situated to the ground floor, a ground floor bathroom and first floor shower room and open plan through lounge diner and kitchen, one of the huge benefits to the property is the large conservatory that offers an additional reception room and log burner. Outside there is off road parking to the front and a good size rear garden with summer house that could be converted to a home office or gym. This wonderful family home is located close to local amenities with local shops just round the corner whilst the 700 bus route offers easy access to Brighton or Arundel and all towns in between making in an ideal location for anyone wishing to commute.

Key Features

- Extended Semi-Detached Chalet Bungalow
- Off Road Parking
- Conservatory With Log Burner
- Close To Local Transport Links & Amenities
- No Ongoing Chain
- Two Ground Floor Bedrooms & Ground Floor Bathroom
- Large West Facing Rear Garden
- Ideally Positioned Within A Moments Walk To The Beach
- Open Plan Kitchen Dining Room
- Council Tax Band - B & EPC - C





Front Door

Leading to:

Hallway

Wood laminate flooring, radiator, storage cupboard, stairs to:

Bedroom

Wood laminate flooring, built in wardrobe, radiator, double glazed window

Bedroom

Wood laminate flooring, double glazed window,

Bathroom

Tiled Floor, wash hand basin, bath with shower over, low level flush w/c, fully tiled walls, double glazed window

Kitchen

Wood laminate flooring, range of base and eye level cupboards with work surface over, double oven, space for dishwasher, space for fridge freezer, sink drainer, breakfast bar, sky light opening to dining area

Dining Area

Tiled flooring, radiator, double glazed sliding door to conservatory

Lounge

Carpet, radiator opening to dining room

Conservatory

Tiled floor, orangery style roof, log burner, double glazed windows and doors to the garden

First Floor

Landing

Storage cupboards, doors to:

Bedroom

Wood laminate flooring, double glazed window, radiator, storage area

Bedroom

Wood laminate flooring, double glazed window, storage cupboard, radiator

Shower Room

Tiled floor, walk in shower cubicle, wash hand basin, heated towel rail, low level flush w/c, double glazed window, double glazed window

Outside

Rear Garden

Enclosed by fencing, mainly laid to lawn, with patio area, side access and summer house

Front

Dropped kerb and driveway laid to shingle



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Floor Plan Bristol Avenue



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

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