



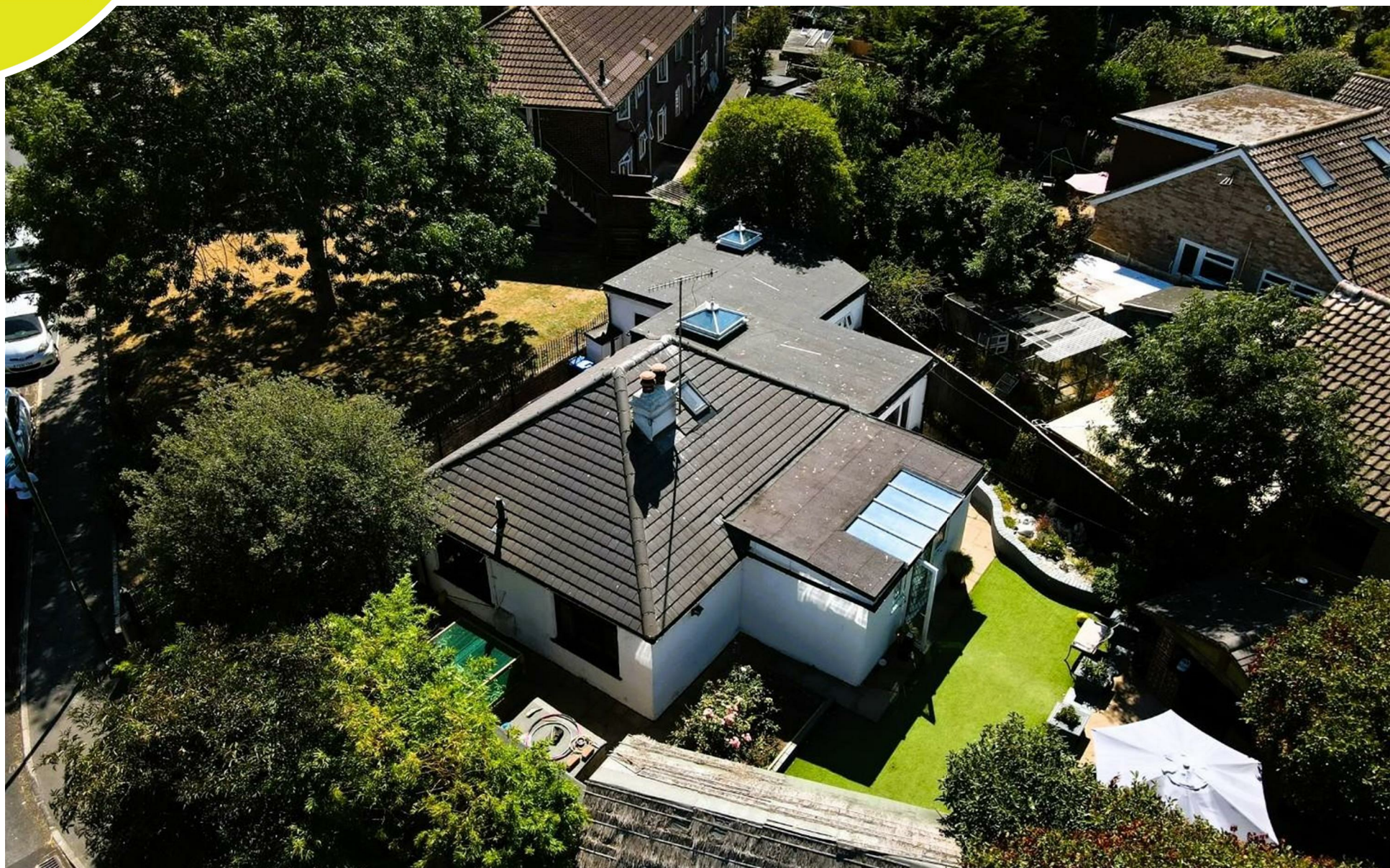
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Description

Robert Luff & Co are delighted to market this fantastic, spacious & extended detached bungalow, ideally located on a generous corner plot, just a few minutes' walk from Lancing village centre and mainline railway station. The impressive accommodation briefly comprises: Entrance hall, living room with dual fuel stove, sun room, separate dining room, good size kitchen with range and lantern window, utility room, master bedroom with full size luxury en-suite bathroom with roll top bath, two further generous bedrooms and family bathroom. Outside, there is a stunning garden with outside kitchen/bar, undercover entertainments area and summerhouse and a private driveway. The property further benefits from a boarded loft space with Velux window, power & light - accessed via a fixed wooden ladder. **VIEWING ESSENTIAL!!**



Key Features

- Incredibly Spacious Detached Bungalow
- Two Bathrooms
- Fantastic Garden - Perfect For Entertaining
- Private Driveway
- EPC: TBC
- Three Generous Bedrooms
- Useful Boarded Loft Space With Power & Light
- Two Reception Rooms & Sun Room
- Large Kitchen & Separate Utility
- Council Tax Band: D



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Entrance Hall

Living Room

4.88m x 3.28m (16' x 10'9")

Decorative beams, wall lights, dual fuel stove.

Sun Room

4.29m x 2.44m (14'1" x 8')

Double glazed windows & French doors, radiator.

Dining Room

3.15m x 2.79m (10'4" x 9'2")

Double glazed windows to rear & side, decorative beams, double glazed French doors, radiator.

Kitchen

4.01m x 2.59m (13'2" x 8'6")

Lantern window. Range of fitted wall & base level units, fitted worksurfaces, butler sink with mixer tap, integrated fridge, range cooker.

Utility Room

2.62m x 1.96m (8'7" x 6'5")

Double glazed window & door to front, wall units, worksurface, space & plumbing for washing machine & tumble dryer.

Bedroom

3.20m x 3.15m (10'6" x 10'4")

Double glazed windows & French doors, fitted wardrobes, radiator.

En-Suite

Double glazed window to rear, lantern window. Fitted suite

comprising: Roll top bath with mixer tap & shower attachment, close coupled WC, wash hand basin, radiator.

Bedroom

3.35m x 2.54m (11' x 8'4")

Coving, double glazed window to front, built in wardrobe, radiator.

Bedroom

2.92m x 2.77m (9'7" x 9'1")

Double glazed windows to side, fitted wardrobe, radiator

Shower Room

Double glazed window to front, part tiled walls. Fitted suite comprising: Walk in shower enclosure, close coupled WC, wash hand basin with mixer tap, extractor fan, radiator.

Boarded Loft Space

Accessed via solid fixed wooden ladder. Fully boarded, Velux window, power & light.

Outside

Beautiful Gardens

Low maintenance & wall enclosed. Outside kitchen with pizza oven, BBQ & bar area, undercover entertainments seating area, timber summerhouse, side access via gate.

Parking

Private Driveway with electric gates.



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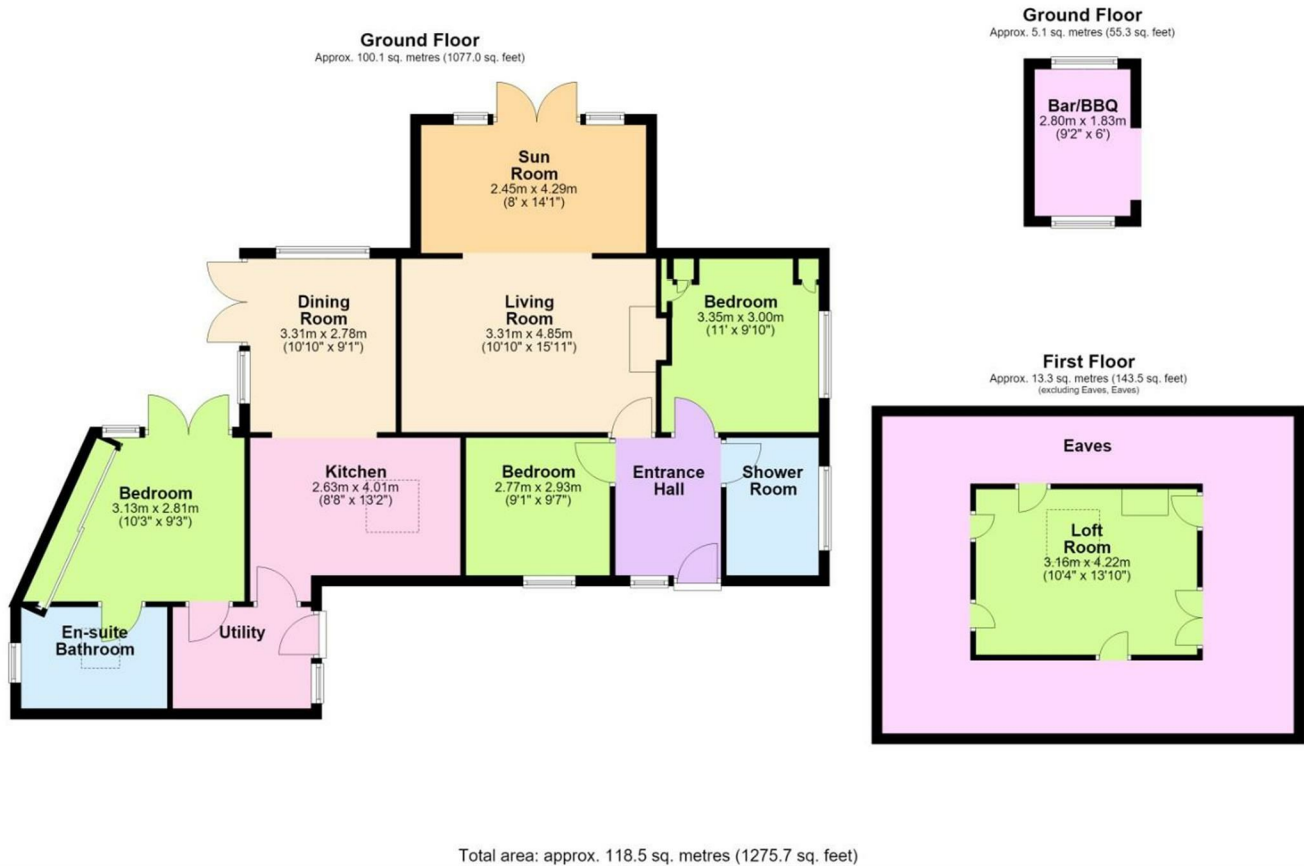
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Floor Plan Sompting Road



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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.