



4



2



2



C



## Description

Robert Luff & Co are delighted to offer this spacious and well presented semi-detached chalet bungalow, enviably located backing onto the South Downs National Park in North Sompting. The generous accommodation briefly comprises: Entrance hall, two double ground floor bedrooms, ground floor bathroom, fitted kitchen, impressive extended lounge/dining room with wood burning stove, first floor landing master bedroom with stunning sea and down-land views, further bedroom and shower room. Outside, there is a good size rear garden with gate accessing the South Downs, timber outbuilding with power /light & ample off street parking to the front. VIEWING ESSENTIAL!! AND CHAIN FREE!!



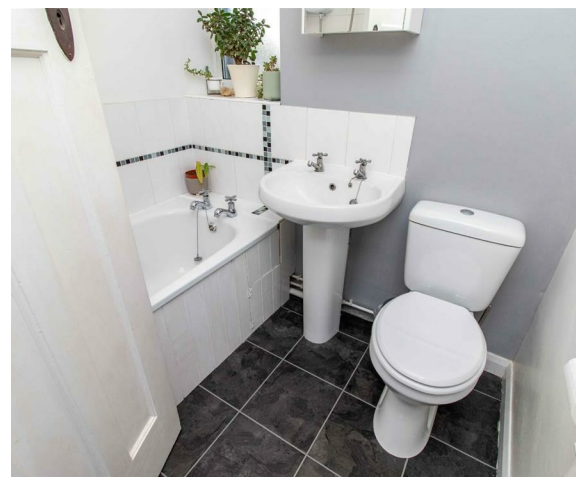
## Key Features

- Semi-Detached Chalet Bungalow being \*CHAIN FREE\*
- Two Bathrooms
- Backing Directly Onto South Downs
- Ample Off Street Parking
- EPC: C
- Four Generous Bedrooms
- Extended Lounge/Diner With Wood Burning Stove
- Superb Southerly Views To The English Channel
- Attractive Garden With Outbuilding With Power & Light
- Council Tax Band: C



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**Entrance Hall**

**Bedroom**

*3.18m x 2.97m (10'5" x 9'9")*

**Bedroom**

*3.51m x 2.95m (11'6" x 9'8")*

**Kitchen**

*3.45m x 2.18m (11'4" x 7'2")*

**Bathroom**

**Lounge/Dining Room**

*7.65m x 3.48m narrowing to 2.95m (25'1" x 11'5" narrowing to 9'8")*

**First Floor Landing**

**Primary Bedroom**

*4.88m x 3.66m (16' x 12')*

**Bedroom Two**

*2.67m x 2.54m (8'9" x 8'4")*

**Shower Room**

**Outside**

**Rear Garden**

Gate onto South Downs

**Timber Outbuilding**

With power & light

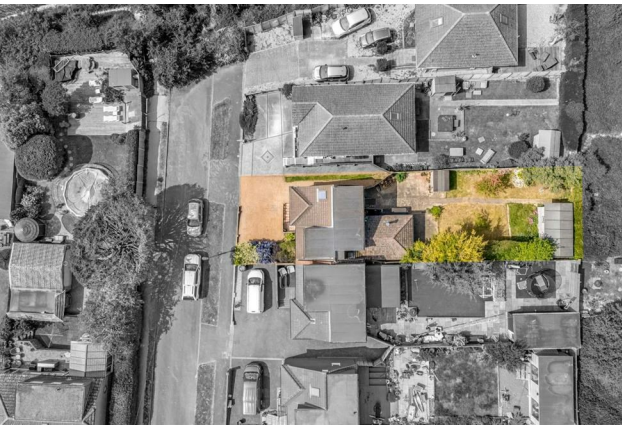
**Parking**

To front.



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# Floor Plan Howard Road

## Ground Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 97.9 sq. metres (1054.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		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> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> 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.

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