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Description

A beautifully presented three-bedroom semi-detached chalet bungalow situated in a popular Lancing location, offering excellent access to Brighton and surrounding transport links.

This attractive home is in excellent order throughout and provides versatile accommodation arranged over two floors. The ground floor comprises of a nice decorated and contemporary modern living room. Modern kitchen. Further dining room at the rear of the property that is south facing, leading out to the south facing rear garden. Also a generous double bedroom.

The first floor offers two further well-proportioned bedrooms. A stylish, modern bathroom with shower.

Outside

The property enjoys a particularly impressive south-facing rear garden, providing a wonderful space for relaxing and entertaining. To the front, there is off-road parking for multiple vehicles.

An ideal purchase for a range of buyers seeking a well-maintained home in a convenient and sought-after location. Close to local schools, shops and on a bus route.

VIEWING ESSENTIAL



Key Features

- Three Bedroom Extended Chalet Bungalow
- South Facing Rear Garden
- First Floor Bedroom With Shower Cubicle
- Modern Bathroom with Shower
- Off Road Parking for Multiple Vehicles
- Bay Fronted Living Room
- Ground Floor WC
- Freehold



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Double Glazed Front Door
Into hallway. Understairs cupboard housing meters. Door to WC

WC
Modern WC with wash hand basin.

Bathroom
2.74m x 2.44m (9 x 8)
Modern bathroom suite with wash hand basin.

Living Room
4.72m x 3.68m (15'6 x 12'1)

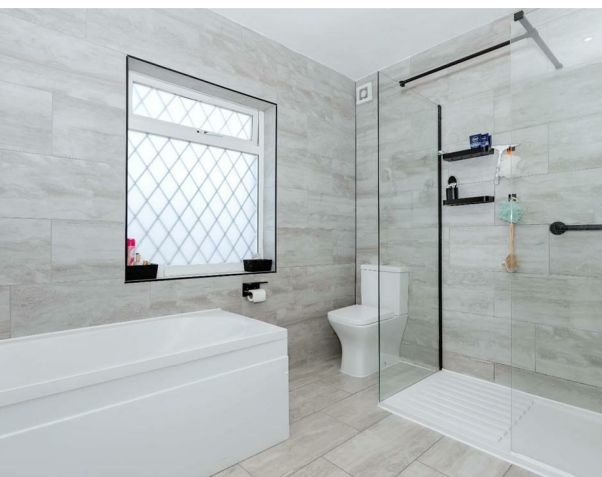
Bedroom
3.66m x 3.66m (12 x 12)

Dining Room
3.05m x 2.74m (10 x 9)

First Floor Landing

Bedroom
4.57m x 3.35m (15 x 11)

Bedroom
3.35m x 2.74m (11 x 9)



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Floor Plan Upper Brighton Road



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)



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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