



3



2



1



D



Description

GUIDE PRICE £500,000 - £525,000 Robert Luff & Co are delighted to present this spacious, extended and well presented three bedroom detached bungalow, occupying a large plot, ideally located in a small residential road in South Lancing - just a few hundred yards from the beach and a short walk from the village centre along with the mainline station. The generous accommodation comprises: Entrance hall, fantastic, open plan kitchen/diner/family room with lantern window & bi-fold doors, THREE DOUBLE BEDROOMS, lean-to and modern bathroom. Outside, there is a beautiful rear garden with seating entertainment areas, timber summer house and mature plants, low maintenance shingle front garden, a private driveway and TWO GARAGES! Viewing essential.



Key Features

- Spacious Detached Bungalow On Large Plot
- Three Double Bedrooms
- Modern Bathroom
- Private Driveway
- EPC: D
- Close To Beach & Village
- Contemporary Open Plan Kitchen/Diner & Family Room
- Attractive Gardens
- Two Garages
- Council Tax Band: D



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Entrance Hall

Kitchen/Dining/Family Room
7.42m x 4.09m (24'4" x 13'5")

Bedroom One
4.42m x 3.35m (14'6" x 11')

Bedroom Two
4.09m x 3.35m (13'5" x 11')

Bedroom Three
3.25m x 2.97m (10'8" x 9'9")

Bathroom

Lean-To
3.25m x 1.93m (10'8" x 6'4")

Outside

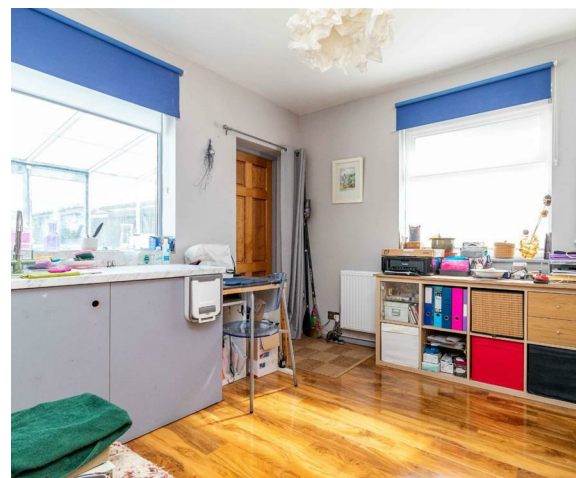
Rear Garden

Front Garden

Private Driveway

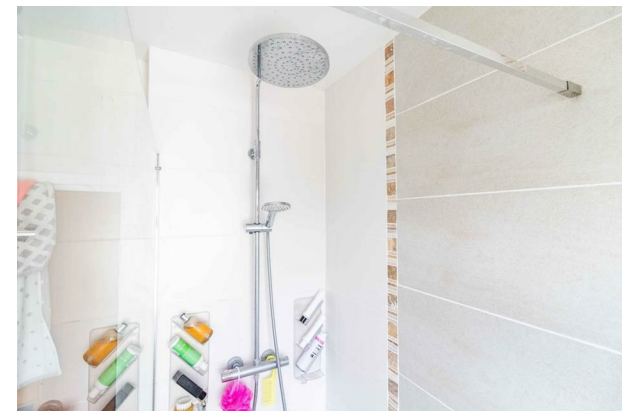
Garage One

Garage Two



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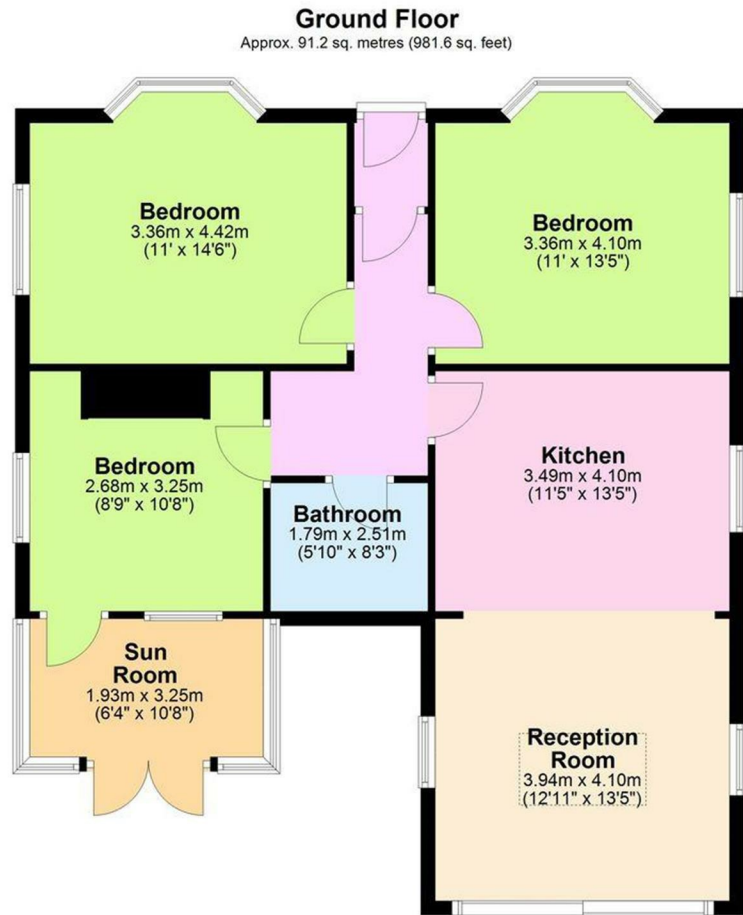
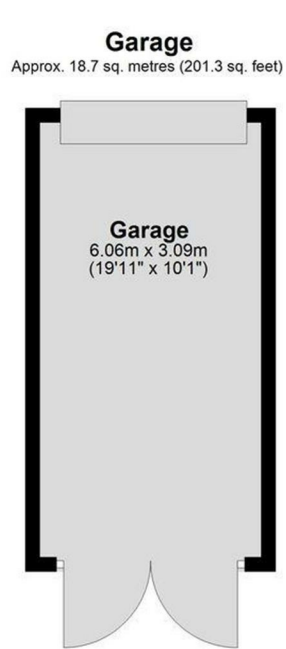
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Floor Plan Alexandra Road



Total area: approx. 109.9 sq. metres (1182.9 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(82 plus) A</p> <p>(61-81) B</p> <p>(49-60) C</p> <p>(35-48) D</p> <p>(29-34) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>	
	84		
	67		
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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