



3



2



2



Description

Robert Luff & Co are delighted to present this spacious and beautifully presented semi-detached chalet bungalow located on the North Lancing border. Well regarded schools are close by and picturesque down-land walks are on the doorstep. The impressive accommodation comprises: Entrance hall, living room, contemporary fitted kitchen, orangery, two double ground floor bedrooms, bathroom with double ended bath and separate shower enclosure, first floor, fantastic master suite with dressing room and en-suite shower room. Outside, there is an attractive South facing rear garden and ample off street parking. VIEWING ESSENTIAL!!

Key Features

- Beautifully Presented Chalet
- Luxury Master Suite
- Contemporary Kitchen & Bathrooms
- Spacious Orangery
- North Lancing Border - Close To Schools
- South Facing Garden
- Off Street Parking
- Gas Central Heating & Double Glazing
- EPC: TBC
- Council Tax Band: C



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



Entrance Hall

Double glazed door to side, coving, downlighters.

Living Room

4.67m x 3.18m (15'4" x 10'5")

Double glazed windows & doors to rear, downlighters, feature fireplace.

Kitchen

2.95m x 2.69m (9'8" x 8'10")

Double glazed window to side. Range of fitted wall & base level units, quartz worksurfaces incorporating sink unit & mixer tap, integrated electric oven, hob & extractor hood, integrated dishwasher, washing machine, fridge & wine fridge, tiled splash-backs.

Orangery

5.18m x 3.35m (17' x 11')

Double glazed windows & bi-fold doors, vaulted glass roof, tiled floor with underfloor heating, radiator.

Bedroom

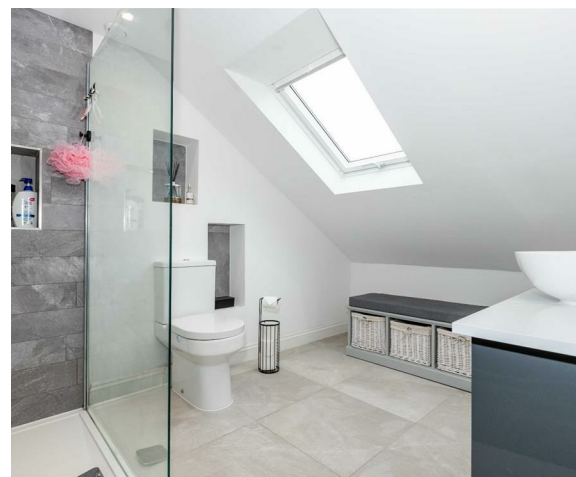
3.48m x 2.74m (11'5" x 9')

Coving, double glazed window to front, radiator.

Bedroom

3.18m x 2.77m (10'5" x 9'1")

Coving, double glazed window to front, radiator.



Bathroom

Double glazed window to side, downlighters, fully tiled walls. Fitted suite comprising: Double ended bath with mixer tap, vanity wash hand basin with cupboard under, walk in shower enclosure, close coupled WC.

First Floor

Primary Bedroom Suite

6.71m x 3.35m (22' x 11')

Velux windows to front, double glazed French doors with Juliet balcony, dressing room with wardrobes and downlighters.

En-Suite

Velux window, downlighters, walk in shower enclosure, wash hand basin, close coupled WC, underfloor heating.



Outside

South Facing Rear Garden

Patio areas, decking, lawn, flowerbeds, timber shed with light and external power socket.

Parking

Ample parking for multiple vehicles, wall lights with timer.



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



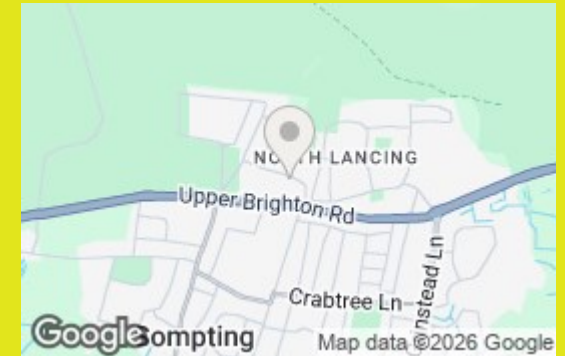
robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Floor Plan Meadowview Road



Total area: approx. 113.6 sq. metres (1222.4 sq. feet)



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			(20-34) E		
(21-38) F			(11-33) 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.

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE

01903 331737 | lancing@robertluff.co.uk