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Description

Robert Luff & Co are delighted to present this spacious detached bungalow located at the foot of the South Downs National park in North Sompting. Picturesque countryside walks are on the doorstep and local shops are within a third of a mile. The property, which requires certain modernisation, comprises: Entrance hall, L-shaped lounge/dining room with patio doors onto garden, kitchen with integrated oven & hob, inner hall, three bedrooms and generous bathroom. Outside, there is a low maintenance fence enclosed rear garden, front garden, long private driveway providing ample off street parking and a 24ft garage. Viewing recommended - NO ONWARD CHAIN!!



Key Features

- Detached Bungalow
- L Shaped Lounge/Dining Room
- Low Maintenance Gardens
- Picturesque Walks Moments Away
- Council Tax Band: D EPC: D
- Three Generous Bedrooms
- 27ft Garage & Long Private Driveway
- Gas Central Heating & Double Glazing
- In Need Of Modernisation
- NO ONWARD CHAIN



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Entrance Hall

Single glazed window & front door, coving, loft access, airing cupboard with slatted shelving, radiator.

Lounge

6.10m x 3.12m (20' x 10'3")
Double glazed windows and patio door, wall lights, fireplace with back boiler, radiator.

Dining Room

3.48m x 2.36m (11'5" x 7'9")
Double glazed window to rear, coving, wall lights, radiator.

Kitchen

4.42m x 2.24m (14'6" x 7'4")
Double glazed windows and door, coving. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, gas oven & hob, space & plumbing for washing machine, space for fridge/freezer, majority tiled walls.

Bedroom One

4.22m x 3.18m (13'10" x 10'5")
Double glazed window to front, built in wardrobes, radiator.

Bedroom Two

3.58m x 3.30m (11'9" x 10'10")
Double glazed window to front, coving, radiator.

Bedroom Three

2.90m x 2.54m (9'6" x 8'4")
Double glazed window to side, wardrobe, radiator.

Bathroom

3.43m x 1.83m (11'3" x 6')
Single glazed window to side. Fitted suite comprising: Double ended spa bath with mixer tap and shower attachment, close coupled WC, wash hand basin, majority tiled walls, coving, radiator.

Outside

Rear Garden

Seating area, lawn, flower beds, fence enclosed with side access via gate.

Front Garden

Laid to lawn, various plants & shrubs.

Private Driveway

Long private driveway accessing undercover carport and:

Garage

8.23m x 2.51m (27' x 8'3")
Power, light, up & over door.



Floor Plan Hillbarn Avenue



Total area: approx. 90.9 sq. metres (978.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (82 plus) A (81-81) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	85
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (82 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	

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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