



2



1



1



Description

Robert Luff and Co are delighted to bring to market, this two double bedroom, semi-detached bungalow, situated in sought after West Beach. Within easy walking distance of the seafront.

Recently redecorated, with no ongoing chain.

Two reception rooms, both with parquet flooring. Two double bedrooms.

Conservatory with double doors to attractive, and mature rear garden with trees, shrubs and pond.

Fitted kitchen with Worcester Bosch boiler.

Shower room with wash hand basin and low level WC.

Ideally based for easy access to Brighton, Worthing and London.



Key Features

- Two Bedroom Semi-Detached Bungalow
- Two Reception Rooms with Parquet Flooring
- Fitted Kitchen
- **CHAIN FREE**
- Garage and Driveway
- Popular West Beach - Yards from Seafront
- Conservatory - French Doors to Rear Garden
- Attractive Rear Garden - Storage Shed
- Double Glazed and Gas Central Heating
- Freehold



robertluff.co.uk

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



Entrance Porch

Garage and Driveway

Entrance Hall

parquet flooring. Cupboard housing electric meters. Radiator. Attractive stained glass windows with archway to living room

Living Room

Parquet flooring. Fireplace. Open plan through to the dining room. Feature ceiling rose. radiator.

Dining Room

Parquet Flooring. Radiator. Sliding patio doors to conservatory.

Kitchen

Range of fitted wall and base units. Worcester Boiler. Door to rear garden.

Shower Room

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Conservatory

Double doors to rear garden.

Outside

Front Garden

Driveway for up to three vehicles

Rear Garden

Paved area. Lawn area. Fish pond. Shed and Garage.



Floor Plan George V Avenue



Total area: approx. 71.3 sq. metres (767.8 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.



robertluff.co.uk

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