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## Description

Situated in the sought-after area of North Lancing, this beautifully renovated three-bedroom semi-detached bungalow offers stylish, modern living throughout.

The property boasts three generous double bedrooms, all thoughtfully designed to maximise space and comfort. A contemporary bathroom finished to a high standard complements the home, while the heart of the property is the impressive open-plan lounge/kitchen/diner—perfect for both everyday living and entertaining. The kitchen features a sleek, modern design with ample workspace, seamlessly flowing into a bright and spacious living area. A separate utility area adds further practicality and convenience.

Externally, the property continues to impress with ample off-road parking, a garage, and a well-proportioned rear garden—ideal for relaxing, gardening, or hosting guests.

This beautiful home combines modern finishes with functional living space, making it an ideal choice for families, downsizers, or anyone seeking a high-quality property in a desirable location.



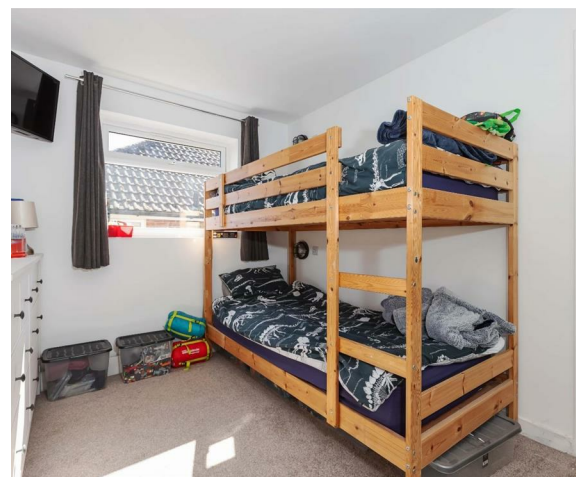
## Key Features

- Extended Semi-Detached Bungalow
- Modernised Throughout
- Utility Area
- Good-Sized Rear Garden With Garage
- Potential To Extend (STPP)
- Three Double Bedrooms
- Spacious Lounge/Kitchen/Diner
- Ample Off-Road Parking
- Close Access To South Downs
- Council Tax Band - C



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### Location

Situated in a sought-after North Lancing location, Hillrise Avenue enjoys a peaceful, residential setting at the foot of the South Downs making it the perfect place for dog lovers.

The property is conveniently close to Lancing village centre, offering a range of shops, amenities, and a mainline station with links to Brighton, Worthing, and London. The South Downs National Park and Lancing seafront are also within easy reach, making this an ideal location for both commuters and those who enjoy outdoor living.

### Inside

This beautifully renovated three-bedroom semi-detached bungalow offers stylish and well-planned accommodation throughout. The property features three generous double bedrooms, all presented to a high standard, along with a sleek, contemporary bathroom finished with modern fittings. At the heart of the home is a spacious open-plan lounge/kitchen/diner, creating a bright and versatile living space ideal for both relaxing and entertaining. The kitchen is thoughtfully designed with a modern finish and ample workspace, seamlessly flowing into the living and dining areas. A separate utility area provides additional practicality and keeps everyday tasks neatly tucked away. Finished with a fresh, modern décor throughout, this home is ready to move straight into and enjoy.

### Outside

Externally, the property is equally

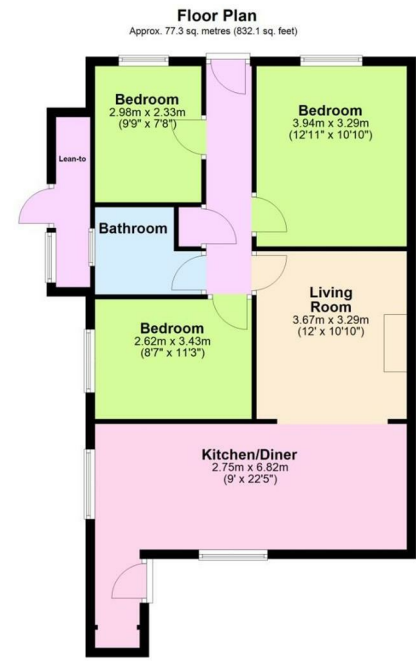
impressive, offering generous and practical outside space to suit a range of needs. To the front, there is ample off-road parking, providing convenience for multiple vehicles, along with access to a garage for secure parking or additional storage. A useful lean-to offers further storage space, ideal for bikes, tools, or outdoor equipment. To the rear, the property benefits from a good-sized garden, providing an enjoyable space for relaxing, entertaining, or gardening. Overall, the outside space complements the home perfectly, combining functionality with excellent potential for outdoor enjoyment.

### Lifestyle

Offering an exceptional lifestyle opportunity, this recently renovated three-bedroom semi-detached bungalow in North Lancing perfectly blends modern comfort with relaxed coastal living. Ideal for those seeking a quieter pace, the property provides spacious, easy-to-maintain single-storey living, perfectly suited to families, downsizers, or anyone looking for a more convenient layout. The stylish interior and open-plan living space create a sociable and welcoming environment, ideal for both everyday life and entertaining. Set close to the South Downs and within easy reach of the seafront, residents can enjoy the best of both countryside walks and coastal leisure. With local amenities, transport links, and a strong sense of community nearby, this home offers a balanced lifestyle in a highly desirable location.



# Floor Plan Hillrise Avenue



Total area: approx. 77.3 sq. metres (832.1 sq. feet)

| Energy Efficiency Rating                    |                         |
|---|-------------------------|
| Current                                     | Potential               |
| Very energy efficient - lower running costs |                         |
| (92 plus) <b>A</b>                          |                         |
| (81-91) <b>B</b>                            |                         |
| (69-80) <b>C</b>                            |                         |
| (55-68) <b>D</b>                            |                         |
| (39-54) <b>E</b>                            |                         |
| (21-38) <b>F</b>                            |                         |
| (1-20) <b>G</b>                             |                         |
| Not energy efficient - higher running costs |                         |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|
| Current   | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>   |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| <b>England &amp; Wales</b>                                      | 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.

