



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.



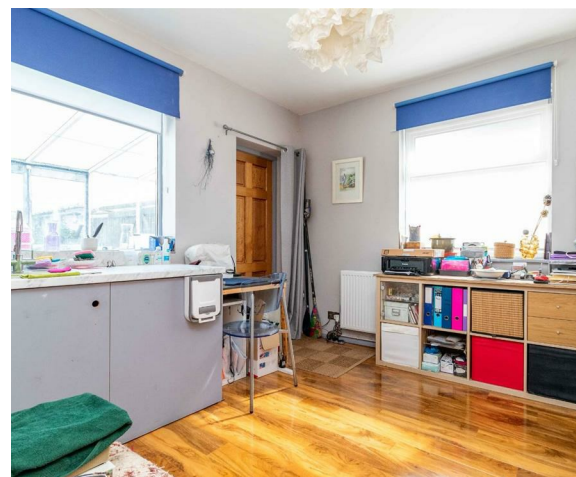
## Key Features

- 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**

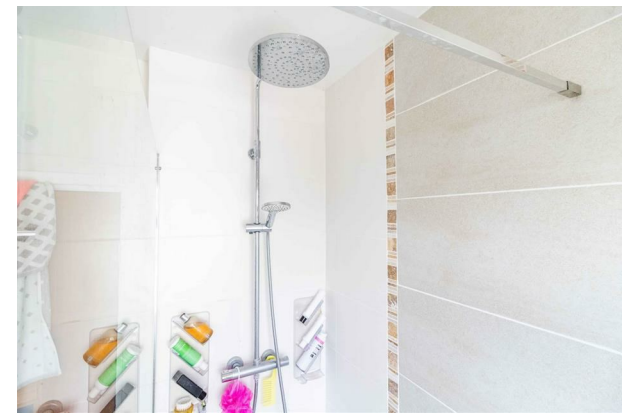
**Private Driveway**

**Garage One**

**Garage Two**

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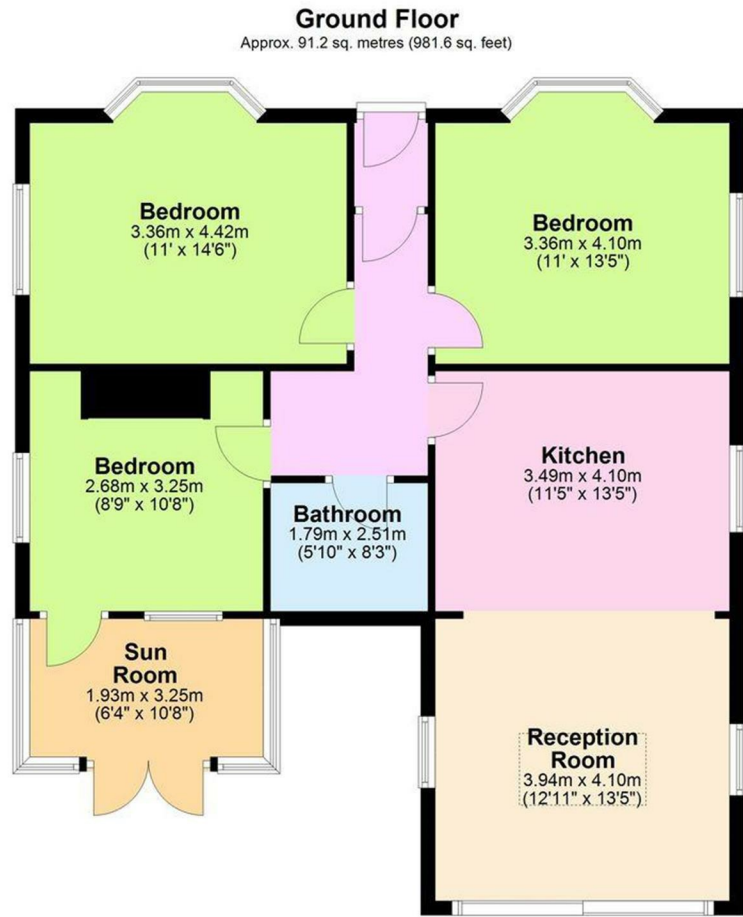
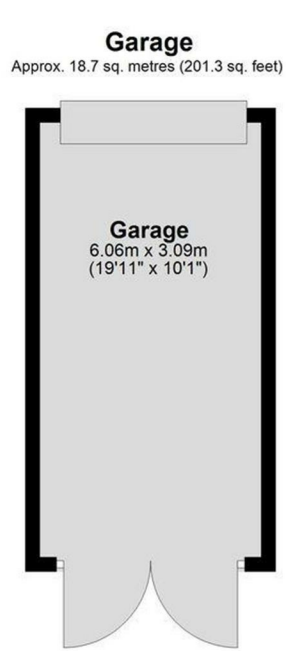
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# Floor Plan Alexandra Road



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



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating |   |         |                         |
|---|---------|--|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential                                      | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential               |
| (92 plus) <b>A</b>                          |         |  | (81 plus) <b>A</b>  |         |                         |
| (81-91) <b>B</b>                            |         |  | (61-81) <b>B</b>  |         |                         |
| (69-80) <b>C</b>                            |         |  | (49-60) <b>C</b>  |         |                         |
| (55-68) <b>D</b>                            |         |  | (35-48) <b>D</b>  |         |                         |
| (39-54) <b>E</b>                            |         |  | (23-34) <b>E</b>  |         |                         |
| (21-38) <b>F</b>                            |         |  | (11-22) <b>F</b>  |         |                         |
| (1-20) <b>G</b>                             |         |  | (1-20) <b>G</b>   |         |                         |
| Not energy efficient - higher running costs |         |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC                        | England & Wales   |         | EU Directive 2002/91/EC |

Energy Efficiency Rating: 84 (Current), 67 (Potential)

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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