



3



2



1



C



Description

Robert Luff & Co are excited to offer this spacious and beautifully presented semi-detached bungalow, located in arguably one of South Lancing's most popular roads. Lancing village centre, beach and mainline railway station are just a few minutes walk away and the 700 bus service passes close by providing easy access to Brighton, Worthing & beyond. The generous accommodation briefly comprises: Entrance hall, living room with feature fireplace, modern fitted kitchen, impressive conservatory, three good size bedrooms and bathroom. Outside, there is a fantastic, Westerly aspect rear garden, a formal front garden and a private driveway. VIEWING ESSENTIAL!!



Key Features

- Semi-Detached Bungalow
- Large Conservatory
- Impressive Rear Garden
- Close To Village, Beach & Station
- EPC: C
- Three Generous Bedrooms
- Modern Fitted Kitchen
- Private Driveway
- Good Order Throughout
- 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 front door & window, coving, loft access, radiator, large storage cupboard with light.

Living Room

4.95m x 3.56m (16'3" x 11'8")
Double glazed windows to front, coving, feature fireplace, radiator.

Kitchen

4.39m x 2.87m (14'5" x 9'5")
Range of fitted wall & base level units, fitted roll edged work-surfaces incorporating stainless steel single drainer sink unit with mixer tap, double electric oven, hob and extractor hood over, space & plumbing for washing machine & dishwasher, coving, radiator, downlighters, door to:

Conservatory

4.57m x 4.37m (15' x 14'4")
Double glazed French doors, double glazed windows to rear & side, large storage cupboard, two radiators.

Bedroom One

3.84m x 3.71m (12'7" x 12'2")
Double glazed window to front, coving, radiator.

Bedroom Two

3.35m x 3.00m (11 x 9'10")
Double glazed window to rear, coving, radiator.

Bedroom Three

3.35m x 2.26m (11' x 7'5")
Double glazed window, coving, radiator.

Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with shower over, pedestal wash hand basin, close coupled WC, fully tiled walls, coving, radiator.

Outside

Westerly Aspect Rear Garden

approx 30.48m maximum (approx 100' maximum)
Stunning rear garden, laid to lawn with flower bed borders, various plants, shrubs & trees, ornamental fish pond, two timber sheds, fence enclosed with double gates to side.

Front Garden

Formal front garden.

Private Driveway





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

