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B



## Description

Robert Luff & Co are delighted to offer this incredibly spacious, extended and incredibly well presented semi-detached bungalow enviably located tucked away at the end of a Cul-de-sac siding onto open fields/paddock. Lancing village centre and mainline railway station are within easy walking distance and the Manor leisure centre is just a few minutes away. The generous accommodation comprises: Entrance hall, living room leading into extended, open plan dining room and kitchen with lantern window, impressive master bedroom, further double bedroom and large shower/wet room. Outside, there is a fantastic approx. 80ft rear garden, ample off street parking and garage. VIEWING ESSENTIAL!!



## Key Features

- Extended Semi-Detached Bungalow
- Superb Open Plan Lounge/Dining Room & Kitchen
- Siding Onto Open Field/Paddock
- Contemporary Wet Room
- EPC: B
- Beautifully Presented Throughout
- Fantastic Approx 80FT Rear Garden
- Ample Off Street Parking
- Solar Panels (Owned By Property)
- Council Tax Band: C



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### Entrance Hall

**Living Room**  
*3.96m x 3.18m (13' x 10'5")*

**Kitchen/Dining Room**  
*5.56m narrowing to 2.69m x 6.96m narrowing to 3.91 (18'3" narrowing to 8'10" x 22'10" narrowing to 12')*

**Bedroom One**  
*4.65m x 3.15m (15'3" x 10'4")*

**Bedroom Two**  
*3.51m x 2.74m (11'6" x 9')*

**Wet Room**  
*2.74m x 1.63m (9' x 5'4")*

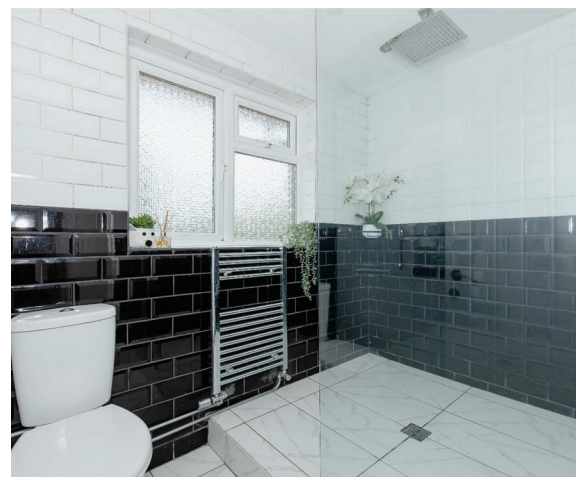
### Outside

**Rear Garden**  
Approx. 80ft in length.

**Parking**  
Ample off street parking for multiple vehicles.

**Garage**  
Power & Lighting. Own fuse box.

**Private Driveway**  
To side.





## Floor Plan Manor Close



Total area: approx. 79.5 sq. metres (855.7 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>		81	85
	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.



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