



Derwent Close, Lancing



Offers In Excess Of
£295,000
 Freehold

- Semi-Detached Bungalow • Two Double Bedrooms
- Newly Fitted Kitchen
- Orangerie
- Luxury Shower Room
- South Facing Lounge
- South Facing Garden
- Ample Off Street Parking
- EPC Rating: D
- Tenure: Freehold

Robert Luff & Co are delighted to offer this well presented and extended, TWO DOUBLE BEDROOM semi-detached bungalow, conveniently located in a small residential Cul-de-sac in Sompting. Local shops are available close by and a regular bus service passes along Western Road, providing easy access to the village centre and Worthing town centre. The accommodation features: Entrance hall, NEWLY FITTED KITCHEN, dining area/ORANGERY, South facing living room, two double bedrooms and LUXURY SHOWER ROOM. Outside, there is a good size SOUTH FACING REAR GARDEN with "Man Cave", front garden and ample parking. VIEWING ESSENTIAL!!

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**Robert
 Luff & Co**
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Accommodation

Double Glazed Front Door Into:

Entrance Hall

Loft access, radiator and cupboard housing electric meter.

Living Room 13'0" x 10'4" (3.96m x 3.15m)

Double glazed patio doors to rear aspect, TV point, feature upright radiator and coved ceiling.

Kitchen 16'0" x 12'5" (4.88m x 3.78m)

Range of fitted wall and base units with fitted feature wood effect work surface incorporating a stainless steel sink with shower style mixer tap and drainer, pan drawers, double oven, electric hob with extractor hood over, space and plumbing for dishwasher and further appliances, double glazed window to front aspect with shutter blinds and tiled splash backs.

Orangery

Double glazed front, rear and side aspects, double glazed french doors, lantern window, radiator, laminate slate effect flooring and downlights.

Bedroom One 10'6" x 10'4" (3.20m x 3.15m)

Double glazed bay window with fitted shutter blinds, radiator.

Bedroom Two 11'4" x 7'5" (3.45m x 2.26m)

Double glazed window to rear aspect with fitted shutter blinds, radiator.

Bathroom

Double glazed window to side aspect, walk in shower enclosure with digital shower body jets and rainfall shower head, vanity wash hand basin with drawers under, low level flush WC, tiled splash backs and ladder radiator.

Rear Garden

Southerly aspect, fully fence enclosed, side access via gate, decking area coming off the rear of the property, mainly laid to lawn and metal shed.

Outbuilding 9'0" x 9'0" (2.74m x 2.74m)

Timber built, single glazed window and single glazed door.

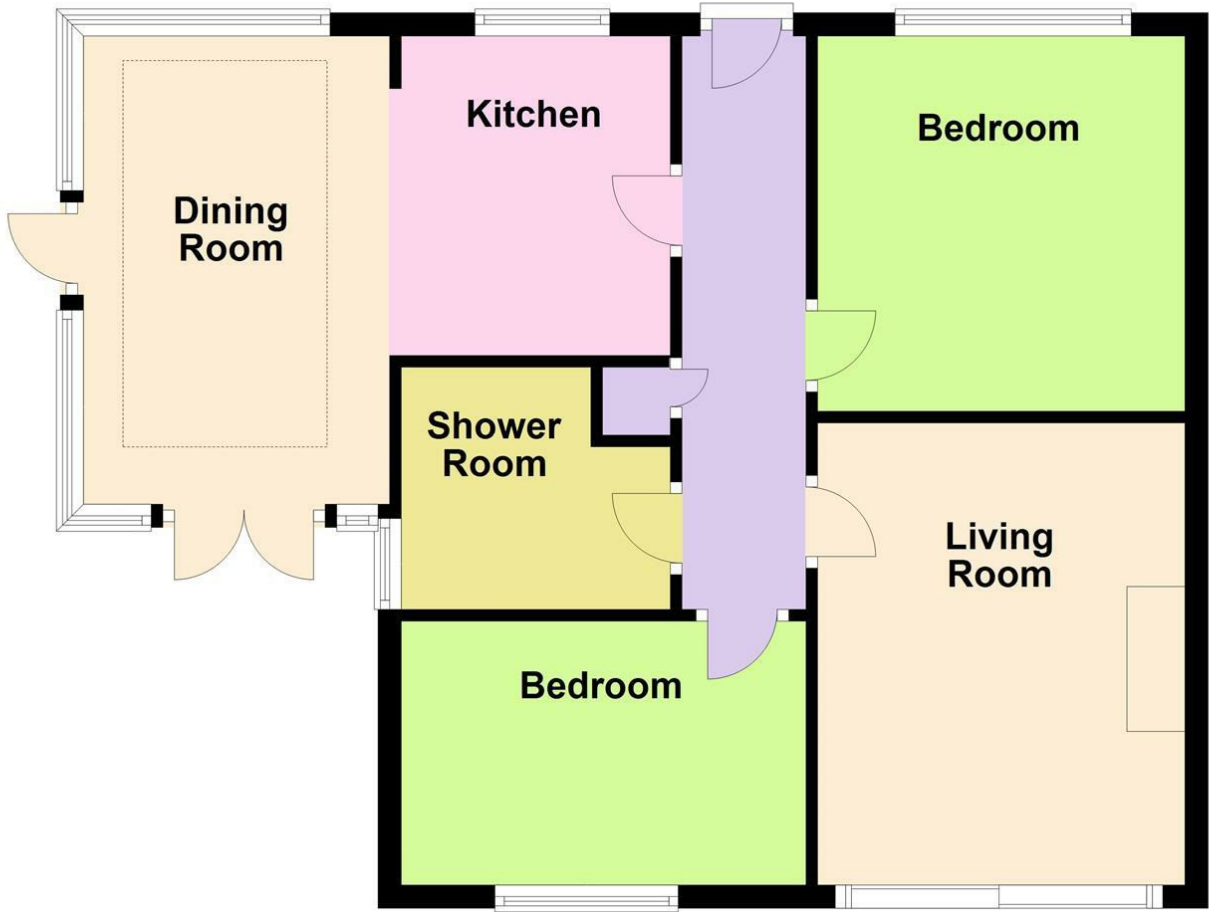


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Floor Plan



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.