



Ullswater Road, Lancing

Guide Price
£400,000
Freehold

- EXTENDED BUGALOW
- WEST ASPECT GARDEN
- LUXURY KITCHEN
- OFF ROAD PARKING
- MODERN THROUGHOUT
- FANTASTIC SOMPTING LOCATION
- THREE BEDROOMS
- EPC:

GUIDE PRICE £400,000 - £425,000 Robert Luff & Co are delighted to bring to the market this BEAUTIFULLY PRESENTED and EXTENDED, semi-detached bungalow ideally located in one of SOMPTING'S PREMEIR ROADS. Benefits include an extension with a VAULTED CEILING and LUXURIOUS KITCHEN. Further features are a large WESTERLY ASPECT REAR GARDEN, beautifully modernised throughout and off road parking with a large side access suitable for a garage. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hallway

Double glazed front door, radiator, loft access, coat cupboard, wood effect flooring.

Lounge 18'7" x 10'0" (5.66 x 3.05)

Double glazed windows to side, double glazed doors to side, bi - folding doors to rear, wood effect flooring, radiator, vaulted ceiling.

Kitchen 7'5" x 11'4" (2.26 x 3.45)

Double glazed window to side, metro tile splash back, solid wood block work surface, electric oven, gas hob, extractor fan, stainless steel single sink drainer, integrated fridge freezer, stack drawers, integral dish washer and washing machine.

Master Bedroom 11'10" x 10'4" (3.61 x 3.15)

Double glazed window to front, radiator, tv point.

Bathroom 6'6" x 5'5" (1.98 x 1.65)

Tile enclosed bath with mixer tap and shower attachment, low level W/C, vanity unit wash hand basin with cupboards under, heated ladder radiator, fully tiled walls, tiled floor, frosted double glazed window.

Bedroom Two 10'4" x 11'2" (3.15 x 3.40)

Double Glazed patio door to rear, laminated flooring, radiator,

Bedroom Three 10'5" x 7'5" (3.18 x 2.26)

Double glazed windows to front and side, radiator.

Rear Garden

Westerly Aspect large rear garden comprising of a raised patio area to lawn, flower beds, fence enclosed, large side access via double gates.

Front Garden

Block paved drive way suitable for multiple vehicles, side access, accessed via double gates large enough for a garage to be built.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floor Plan
Approx. 66.7 sq. metres (717.5 sq. feet)



Total area: approx. 66.7 sq. metres (717.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		69	
(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			74
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(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.