



Berriedale Drive, Lancing

Guide Price
£450,000
Freehold

- Chalet Bungalow
- Four Bedrooms
- Ground Floor Bathroom & First Floor Shower Room
- Kitchen/Utility With Granite Work-Surfaces
- Two Conservatories
- Fantastic Gardens
- Approx. 0.3 Acres
- Off Road Parking & Garage
- EPC: C

GUIDE PRICE £450,000 - £475,000 Robert Luff & Co are delighted to bring to market this INCREDIBLY SPACIOUS and well presented, semi-detached chalet bungalow, OCCUPYING A PLOT APPROX. 0.3 ACRES, located in popular Berriedale Drive - Close to local shops, schools and bus services. The surprising accommodation comprises: Entrance porch, entrance hall, two double ground floor bedrooms, bathroom, living room, kitchen utility room with granite work-surfaces, two interconnecting conservatories, first floor landing, two further double bedrooms and shower room. Outside, there is a fantastic, West facing rear garden, ideal for anyone who wishes to grow their own fruit and vegetables. There is also ample off street parking to the front and a garage, ideal for storage. VIEWING ESSENTIAL!!!

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Accommodation

Double Glazed Front Entrance Door:

Entrance Hall

Wood effect flooring, radiator.

Bedroom Three 11'10 x 11'8 (3.61m x 3.56m)

Double glazed window to front aspect, upright radiator and coved ceiling.

Bedroom Two 22'0 x 12'0 (6.71m x 3.66m)

Double glazed window to front aspect, upright radiator and coved ceiling.

Bathroom

Corner bath with spa jets and electric shower over, low level flush WC, vanity wash hand basin with cupboard under, wall lights, majority tiled walls, ladder radiator.

Living Room 16'8 x 10'6 (5.08m x 3.20m)

Double glazed patio doors leading to the rear garden, upright radiator.

Kitchen 18'3 x 7'5 (5.56m x 2.26m)

Double glazed window to side aspect, double glazed patio doors to rear, range of fitted wall and base units with sparkle work surfaces incorporating a one and a half bowl sink unit with mixer tap and drainer, part tiled walls, range cooker with extractor hood over, double glazed patio door to rear.

Utility Area 9'2 x 7'8 (2.79m x 2.34m)

Space and plumbing for appliances, cupboard enclosed boiler, part tiled walls.

Conservatory 16'10 x 11'6 (5.13m x 3.51m)

Double glazed windows and doors, radiator and TV point.

Conservatory Two 17'3 x 8'10 (5.26m x 2.69m)

Double glazed windows, radiator and double glazed door.

First Floor Landing

Bedroom One 16'4 x 12'5 (4.98m x 3.78m)

Double glazed velux window to front aspect, radiator and laminated flooring.

Shower Room

Walk in shower enclosure, low level flush WC, pedestal wash hand basin, double glazed window to rear aspect, mosaic tiled walls, ladder radiator and downlights.

Bedroom Two 16'4 x 8'7 (4.98m x 2.62m)

Double glazed velux window and double glazed window to rear aspect, radiator and storage to the eaves.

Outside

West Facing Rear Garden

Fantastic rear garden being laid to lawn with a fine array of plants, shrubs and trees, further vegetable garden, greenhouse, patio seating area, fence enclosed with side access.

Garage

To be used as storage only, as no vehicular access. Up and over door, personnel door to side.

Off Street Parking

For several vehicles to front.



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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		69	81
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		64	74
EU Directive 2002/91/EC			

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