

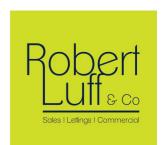
Offers In Excess Of £375,000

Freehold

- Detached bungalow
- Conservatory
- Garage and driveway
- Living Room

- Three bedrooms
- · West facing garden
- EPC rating D
- Gas Fired
   Heating/Double Glazing

Robert Luff & Co are delighted to offer for sale this Well presented and Modernised three bedroom detached bungalow situated in Findon Valley with good access to shops, schools, bus routes and views of Cissbury Ring from some rooms. The property has living room, conservatory, newly fitted kitchen, shower room, garage and driveway. There is a West facing rear garden. Viewing is essential.





## **Accommodation**

Newly fitted composite front door with obscured double glazed insert window.

### Entrance Hall

Double glazed window, radiator, tiled floor, access hatch to loft space with ladder, electric meter and circuit board fuse box, new kardean flooring

### Living Room 14'11" x 9'10" (4.56 x 3.01)

Wall mounted fire, radiator, TV point, four wall light points, new kardean flooring, double glazed double opening doors to,

#### Conservatory 11'1" x 9'3" (3.38 x 2.83)

Brick and double glazed construction, tiled floor, new kardean flooring, new blinds, radiator.

# Newly Fitted Kitchen 11'11" x 7'10" (3.64 x 2.4)

Measurements to include built in units. Matching range of floor and wall units with Quartz work surfaces. One and a half single drainer sink unit, built in oven, induction hob and extractor hood over, built in washing machine, fridge /freezer, slimline dishwasher, radiator, new kardean flooring, part tiled walls, obscured double glazed window to side and further double glazed window and door overlooking and onto the rear garden.

### Bedroom One 13'1" x 9'10" (3.99 x 3.01)

New carpets, radiator, double glazed window, views over the roof tops of Findon valley to Cissbury Ring.

### Bedroom Two 8'10" x 7'11" (2.7 x 2.42)

Measurements to include built in wardrobes, radiator, new carpets, double glazed window.

## Bedroom Three 9'0" x 7'10" (2.76 x 2.41)

Double glazed window, radiator, new carpet, views over the roof tops of Findon valley to Cissbury Ring

#### Shower/W.C.

Corner shower cubicle, low-level w.c, wash hand basin, tiled floor, part tiled walls, obscured double glazed window, heated towel rail, new kardean flooring.

### Front Garden

Laid to lawn and shingle to provide off road parking and also leading to

#### Garage

with roller door

## West Facing Rear Garden

Laid to lawn, patio, shed, side access gate, enclosed by panel fencing.

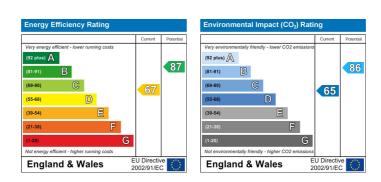












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