



Hillrise Avenue, Lancing

Price
£300,000
Freehold

- Spacious Semi Detached Bungalow
- Kitchen/Diner
- Lean-to
- Good Size Rear Garden
- Two Bedrooms
- Garden Sun Room
- Off Road Parking
- Tenure: Freehold
- EPC Rating: TBC

Robert Luff & Co are delighted to offer to market this spacious, semi-detached bungalow, located in the popular North Sompting area at the foot of the South Downs National Park. The property requires certain modernisation and comprises: Entrance porch, entrance hall, living room, two bedrooms, bathroom, kitchen/diner and lean-to. Outside, there is a good size rear garden with timber potting shed and garden sun room, front garden and off street parking. **VIEWING ESSENTIAL!**

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Accommodation

Entrance Porch

Front entrance door with double glazed stained glass window and double glazed window to side, front door into:

Entrance Hall

Radiator, loft hatch and coved ceiling.

Living Room 14'5 x 10'5 (4.39m x 3.18m)

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

Dining Room 11'0 x 8'0 (3.35m x 2.44m)

Double glazed patio door, downlights and coved ceiling.

Kitchen 7'10 x 7'1 (2.39m x 2.16m)

Range of fitted wall and base units with fitted work surfaces incorporating a stainless steel sink unit with mixer tap and drainer, gas and electric cooker points, tiled splash backs and larder cupboard.

Lean To 20'10 x 9'7 (6.35m x 2.92m)

Doors to front and rear, light and plumbing for washing machine.

Bedroom One 13'3 x 10'5 (4.04m x 3.18m)

Double glazed window to rear aspect, fitted wardrobes, radiator and coved ceiling.

Bedroom Two 9'6 x 7'1 (2.90m x 2.16m)

Double aspect room with double glazed windows to front and side aspect, radiator and coved ceiling.

Bathroom

Panel enclosed bath with mixer tap and electric shower over, pedestal wash basin, low level flush WC, part tiled walls, radiator and airing cupboard housing hot water cylinder.

Rear Garden

Patio coming off the rear of the property, lawn area, greenhouse, timber potting shed, the garden also offers distant sea views.

Outbuilding

Garden room with double glazed sliding door.

Front Garden

Laid to lawn with decorative flower and shrub borders.

Off Road Parking

Private driveway.



Floorplan

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.