



Lugano, Sunny Box Lane
Slindon Common, Arundel, BN18 0LX

Lugano, Sunny Box Lane

Set in substantial gardens within the picturesque location of Slindon Common is this detached bungalow. This spacious property sits well in its grounds and enjoys views over adjoining fields and woodland to the rear. Offered to the market with no onward chain, Lugano does require a degree of updating, and would lend itself beautifully to extending (subject to planning), with large private gardens.

Freehold · 3 bedrooms · 4 reception rooms · Large gardens · Picturesque location · No onward chain

Description

Lugano is approached via a semi-rural lane on the fringes of Slindon Village. The lane leads to a private driveway leading to the property, which sides open fields and backs onto woodland.

On entering the bungalow there is a welcoming entrance hall, which gives access to all of the principal rooms.

In total there are four reception rooms, a formal sitting room overlooking the front garden, a breakfast room, study/bedroom four and a garden room with views over the extensive gardens.

The kitchen runs between the breakfast room and study/bedroom four, with a lean-to adjoining one side, accessed from the breakfast room.

Three further bedrooms are located from the hall with a family bathroom serving them.

Completing the accommodation is further shower room which adjoins the study/bedroom four and a large attached garage.

The main feature of this semi-rural home is its extensive grounds. The property sits well in the lane with a driveway to the front and lawns. The rear garden is extremely private, with fields adjoining the side and the famous Slindon Woods to the rear, which can be accessed directly via a wooden gate. The rear garden is made up of extensive lawns mature trees and herbaceous borders.





Services

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pegasus.

Council Tax

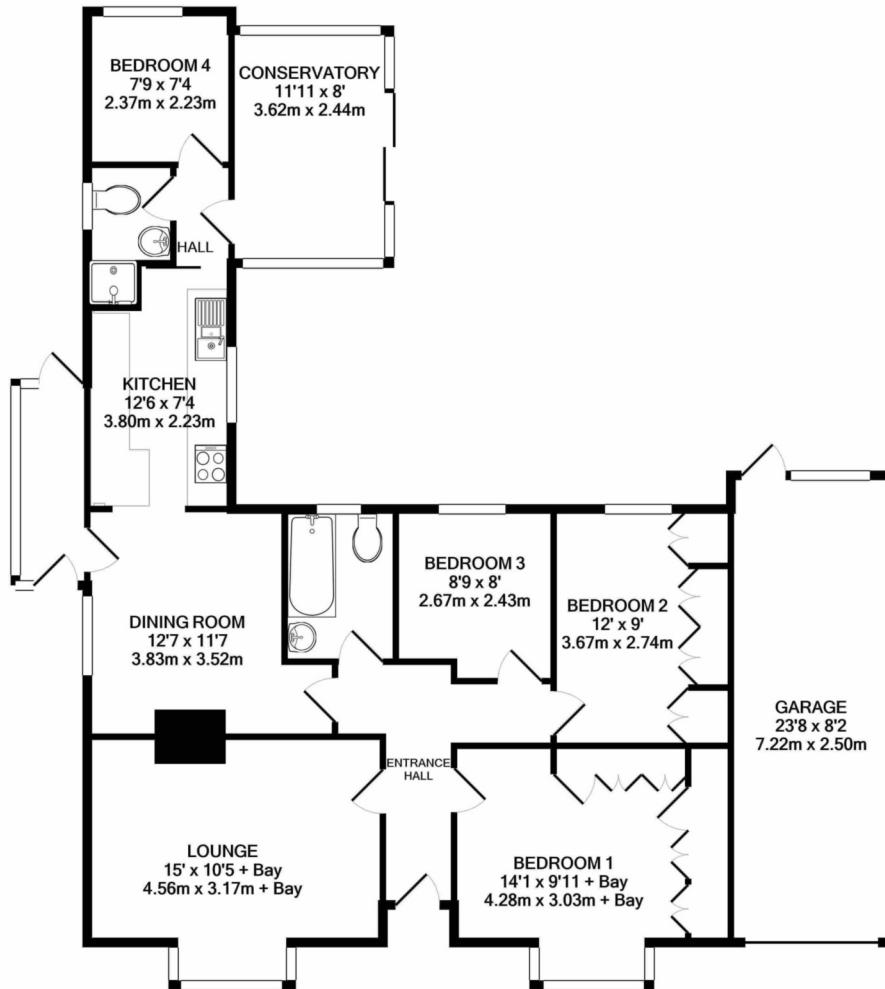
Arun District Council Tax: Band E

Reference

PEG - Lug

Viewings by appointment only

Please contact Pegasus on 01243 940940 or call into our office to arrange a viewing of this property.



TOTAL APPROX. FLOOR AREA 1237 SQ.FT. (114.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



Pegasus Properties

39 Barnham Road, Barnham, West Sussex PO22 0ER

01243 940940 barnham@pegasusproperties.co.uk pegasusproperties.co.uk

