



Guide Price  
£400,000  
Freehold

## George V Avenue, Lancing

- Semi Detached Chalet
- Four Bedrooms
- Open Plan Kitchen/Living Room
- Off Road Parking
- GUIDE PRICE £400,000 - £425,000
- Refurbished to a High Standard
- Master with En-suite
- Low Maintenance Rear Garden
- Tenure: Freehold
- EPC: TBC

Robert Luff & Co are delighted to bring to the market this NEWLY EXTENDED and REFURBISHED, semi-detached chalet bungalow, located on the popular West Beach development. Shoreham High Street with its fine array of independent shops, cafe's, pubs and restaurants is just over a mile away and the 700 bus service passes along Brighton Road, providing easy access to Brighton, Worthing and beyond. The accommodation comprises: FANTASTIC, OPEN PLAN LOUNGE/DINER, CONTEMPORARY KITCHEN, two ground floor bedrooms and bathroom, first floor, PRIMARY BEDROOM WITH EN-SUITE and further double bedroom. Outside, there is a superb, LANDSCAPED REAR GARDEN and ample parking. VIEWING A MUST!!

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## Accommodation

**Front Entrance Door Into:**

### Entrance Hall

Wood laminate flooring, understairs storage and stairs leading to first floor.

### Bedroom Three 13'00 x 9'10 (3.96m x 3.00m)

Double glazed west facing window, radiator and TV point.

### Bedroom Four 9'01 x 8'10 (2.77m x 2.69m)

Double glazed west facing window, radiator and TV point.

### Open Plan Kitchen/Lounge 18'00 x 16'03 (5.49m x 4.95m)

Matching range of wall and base units with marble effect work surfaces incorporating a stainless steel sink unit with mixer tap and drainer, electric oven, AEG induction hob with extractor hood over, space and plumbing for washing machine, fridge/freezer and dishwasher. Ample space for family living.

### Bathroom

Panel enclosed bath with shower over, pedestal wash hand basin, low level flush WC, underfloor heating and double glazed window.

### First Floor Landing

Doors leading to:

### Master Bedroom 11'10 x 7'11 (3.61m x 2.41m)

Radiator, TV [point].

### En-suite Shower Room

Walk in shower enclosure, low level flush WC, wash hand basin with drawers under and towel rail.

### Bedroom Two 17'09 x 8'8 (5.41m x 2.64m)

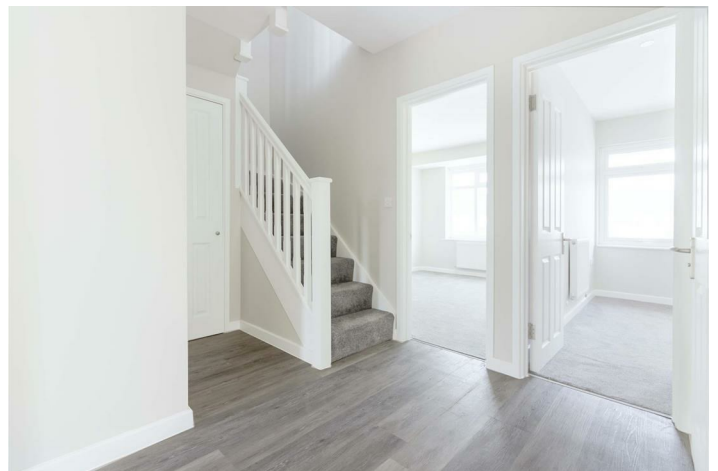
Velux windows, TV point and radiator.

### Rear Garden

Laid to patio with decorative flower beds, new and mature shrubs, wall and fence enclosed.

### Front Garden

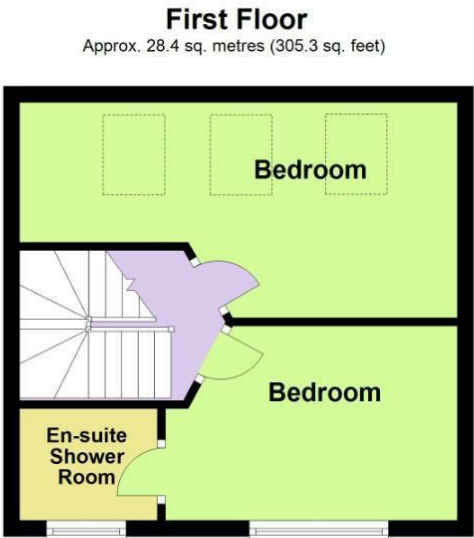
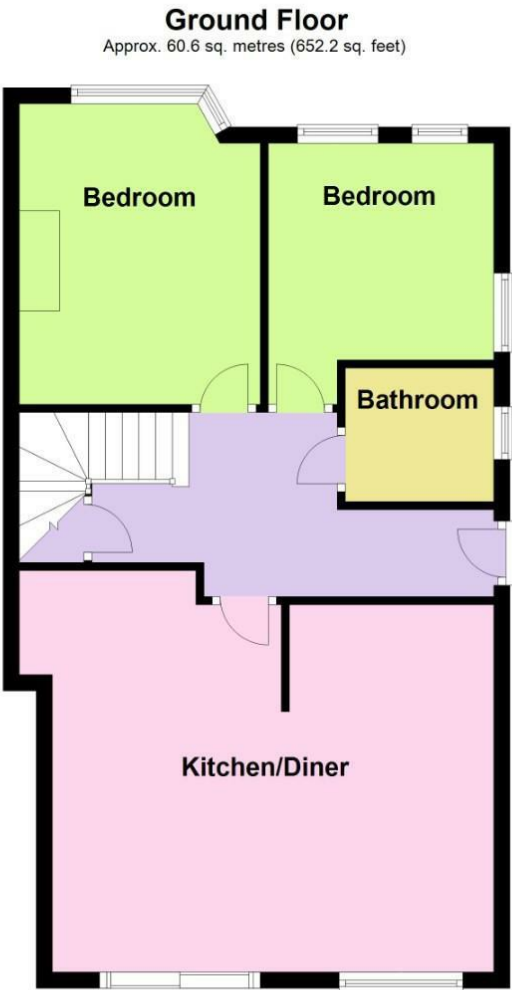
Dropped curb and laid to shingle providing off road parking.




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

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Total area: approx. 89.0 sq. metres (957.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.