



West Lane, Lancing



Offers In Excess Of
£450,000
Freehold

- Substantial Family Home
- Two Receptions
- Ground Floor Shower & First Floor Bathroom
- West Facing Garden
- EPC: TBC
- Five Bedrooms
- Kitchen/Breakfast Room
- Utility Room
- Ample Off Street Parking

VIEWING DAY 31ST JULY - CALL FOR TIMES Robert Luff & Co are excited to present this INCREDIBLY SPACIOUS, EXTENDED FAMILY HOME, ideally located a short walk from Lancing village centre and mainline railway station. THE GLOBE primary school is just yards away and SIR ROBERT WOODARD ACADEMY is just along the road. At almost 1500 SQUARE FEET, the GENEROUS ACCOMMODATION comprises: Reception hall, WESTERLY ASPECT LIVING ROOM, separate dining room, KITCHEN/BREAKFAST ROOM, separate utility room, GROUND FLOOR SHOWER ROOM, conservatory, first floor landing FIVE BEDROOMS and family bathroom. Outside, there is a beautiful well stocked, WEST FACING REAR GARDEN, front garden and AMPLE OFF STREET PARKING FOR SEVERAL CARS. VIEWING ESSENTIAL!!

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Accommodation

Front Entrance Door with Double Glazed Window Into

Entrance porch with inner front door into:

Entrance Hall

Storage cupboard, picture rails, radiator and coved ceiling.

Dining Room 13'5 x 11'0 (4.09m x 3.35m)

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

Living Room 13'4 x 10'6 (4.06m x 3.20m)

Double glazed window to rear aspect, radiator, TV point, feature fireplace and coved ceiling.

Kitchen 15'5 x 10'1 (4.70m x 3.07m)

Range of fitted wall and base units with fitted work surface incorporating a one and a half bowl sink unit with mixer tap and drainer, double oven, gas hob with extractor hood over, space and plumbing for dishwasher, space for further appliances, tiled splash backs, radiator, coved ceiling and double glazed windows to front and side aspect.

Utility Room 9'6 x 7'2 (2.90m x 2.18m)

Double glazed window to rear aspect, range of fitted wall and base units with fitted work surface incorporating a stainless steel sink unit with mixer tap and drainer and large cupboard.

Ground Floor Shower Room

Double glazed window to side aspect, walk in shower enclosure, vanity wash hand basin, low level flush WC, ladder radiator and coved ceiling.

Conservatory 10'7 x 8'3 (3.23m x 2.51m)

Double glazed windows to rear and side aspect, doors leading to rear garden.

First Floor Landing

Loft access, storage cupboard and coved ceiling.

Bedroom One 12'9 x 11'4 (3.89m x 3.45m)

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

Bedroom Two 13'4 x 8'10 (4.06m x 2.69m)

Double glazed window to rear aspect, radiator, storage cupboard, fitted wardrobe with fitted dressing table and coved ceiling.

Bedroom Three 11'0 x 10'9 (3.35m x 3.28m)

Double glazed windows to front and side aspect, radiator.

Bedroom Four 10'9 x 10'5 (3.28m x 3.18m)

Double glazed windows to rear and side aspect, radiator and coved ceiling.

Bedroom Five 9'6 x 7'6 (2.90m x 2.29m)

Double glazed windows to front aspect, radiator and coved ceiling.

Bathroom

Panel enclosed bath with mixer tap and shower over, vanity wash hand basin, low level flush WC, part tiled, ladder radiator and double glazed window to rear aspect.

WEST Facing Rear Garden

Patio area coming of the rear of the property, laid to lawn with various plants, shrubs and trees, decorative flower beds, timber pergola, timber sheds and side access via gate.

Parking

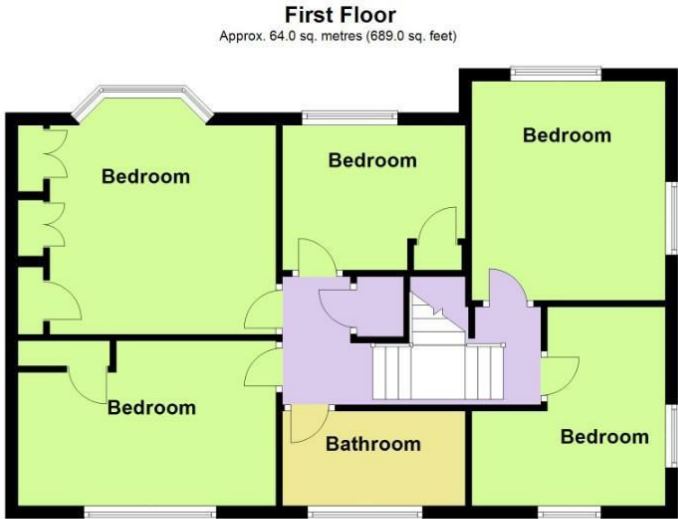
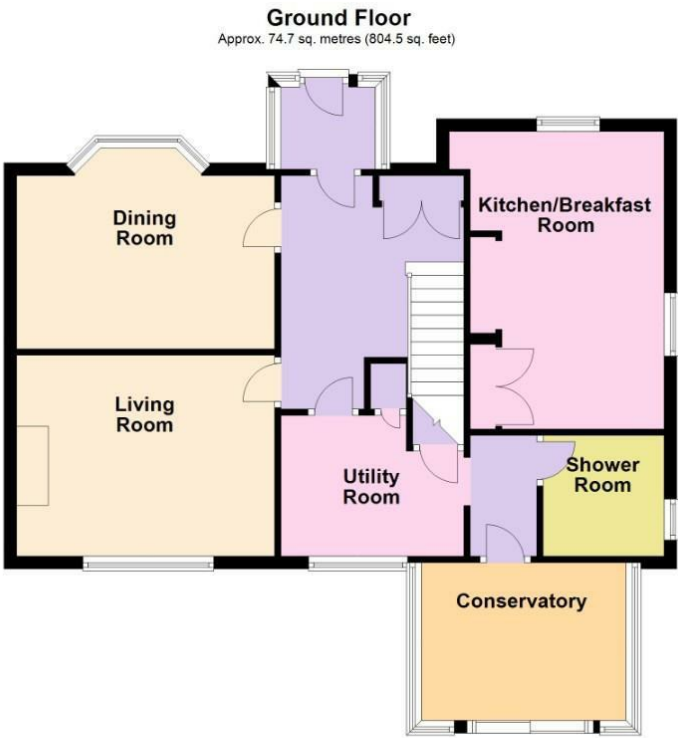
Driveway providing ample off road parking.



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

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Total area: approx. 138.8 sq. metres (1493.5 sq. feet)

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.