



Pratton Avenue, Lancing

Price
£450,000
Freehold

- Semi-detached Chalet Bungalow
- Beautiful Open Plan Living Room With Under Floor Heating
- Off Road Parking For Multiple Cars
- Office Space Currently Arranged As A Hairdressing Room
- Well Presented Throughout
- Three/Four Bedrooms
- Garden Bar & Workshop
- Large Well Maintained Rear Garden
- Utility Area Separate To Kitchen
- EPC - E & Council Tax Band - C

****Guide Price £450,000 - £475,000**** We are delighted to welcome to the market this beautifully presented chalet bungalow in one of the popular 'Avenues' in South Lancing benefiting from a large and well looked after rear garden with a fabulous man cave/bar and separate workshop. Internally the property briefly comprises a downstairs double bedroom, a downstairs shower room, a large open plan living room, modern kitchen, utility area and a room used currently as a hairdressing room but could easily be a play room or home office. Upstairs offers a master suite, having once been two double bedrooms but now arranged as a double bedroom and en-suite bathroom with a free standing roll top bath. The location of the well presented home is perfect for local transport links being walking distance to both Lancing Village High Street with Lancing Mainline train station and an array of local shops, whilst closer still is a family run butcher, local pub and parade of shops. This property offers catchment to good local schools including both Primary and Secondary Schools whilst offering access to local green spaces too.

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Accommodation

Front Door

Leading to:

Hallway

Wood flooring, radiator, under stair storage doors to:

Bedroom 14'10 x 10'10 (4.52m x 3.30m)

Wood flooring, double glazed window with wooden shutter blinds, radiator

Lounge/Diner 14'10 x 22'10 (4.52m x 6.96m)

Wood flooring, log burner, sky light window, water fed under floor heating, bi-folding doors to garden

Kitchen Area 12'07 x 8'01 (3.84m x 2.46m)

Modern fitted kitchen with base level cupboards and work surfaces over, farm house style double sink with tap over, shelving, 'Stoves' double oven with five ring gas hob above and extractor fan, tiled walls, radiator

Utility Room & Home Office 8'08 x 7'09 (2.64m x 2.36m)

Tiled flooring, boiler mounted to wall, plumbing for washing machine

Bedroom 7'09 x 11'00 (2.36m x 3.35m)

Wood flooring, radiator, double glazed window with wooden shutter blinds

Shower Room

Tiled flooring, shower cubicle, wash hand basin, low level flush w/c, double glazed window

First Floor Landing

Door leading to:

Bedroom 12'3 x 10'0 (3.73m x 3.05m)

Wood flooring, double glazed window with wooden shutter blinds, built in storage, storage to eaves

En-suite Bathroom 9'10 x 7'8 (3.00m x 2.34m)

Free standing roll top bath, pull chain w/c, wash hand basin, double glazed window with wooden shutter blinds.

Outside

Rear Garden

beautifully maintained rear garden mainly laid to lawn with patio and decked seating area enclosed by fences with mature trees creating a tranquil space for entertaining and pretty flower beds, side access to driveway

Out Buildings

This property offers a wealth of outbuildings including a garden bar fit for entertaining, a workshop perfect for tradesmen and a storage shed.

Front

Off road parking with dropped kerb for multiple vehicles



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Floorplan



Total area: approx. 112.5 sq. metres (1210.8 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.