



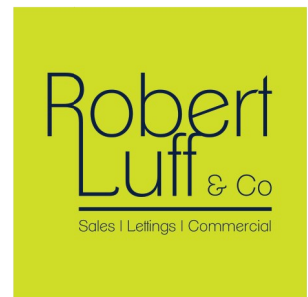
## Alexandra Road, Lancing

Offers In Excess Of  
**£525,000**  
 Freehold

- Detached Dutch Barn Style Chalet
- Prime Location Within A Moments Walk To Lancing Beach
- Close To Seaside Primary School & Lancing Village High Street
- Garage & Off Street Parking
- Downstairs Bedrooms & Bathroom
- Four Double Bedrooms
- Positioned Within A Quiet No Through Road
- Gives Easy Access To Local Transport Links
- Beautifully Presented Throughout
- EPC Rating - TBC & Council Tax Band - D

Location Location Location!! Have you dreamt of living moments from the sea whilst also owning a beautifully presented home with absolutely no work needed? Well look no further, we are delighted to present to you this FOUR BEDROOM DETACHED 'Dutch Barn' style family home in a quiet, no through road, just a short walk to Lancing Beach. Internally this property briefly comprises; lounge, modern fitted kitchen, downstairs bathroom, two ground floor double bedrooms, separate w/c and two first floor double bedrooms whilst externally offering a good size garden, off road parking and garage. This property is presented to a high standard through out and is perfect to move straight into and with Lancing Village High just 0.6 miles away is perfect for any needing local transport links or just simply wants to be able to walk to shops, the property also falls into catchment area for the popular Seaside Primary School which is Ofsted rated 'Outstanding'. This property will not hang around long and viewing is highly recommended.

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## Accommodation

### Front Door

Leading to:

### Hallway

Wood flooring, stairs to first floor, doors to:

### Lounge/Diner 15'8 x 11'11 (4.78m x 3.63m)

Wood flooring, double glazed patio doors to garden, radiator, double glazed window.

### Kitchen 19'3 x 7'4 (5.87m x 2.24m)

Tiled floor, double glazed windows, double glazed door to garden, range of eye and base level cupboards with work surfaces over, space for double oven, integrated dishwasher, space for washing machine, integrated fridge and freezer

### Bedroom 10'7 x 9'7 (3.23m x 2.92m)

Wood flooring, double glazed window with wooden shutter blinds, radiator (currently arranged as a dining room)

### Bedroom 11'11 x 9'7 (3.63m x 2.92m)

Carpet, double glazed window with wooden shutter blinds, radiator

### Bathroom 5'9' x 6'0' (1.76 x 1.84)

Tiled floor, low level flush w/c, wash hand basin, double glazed window, bath with shower over.

### First Floor

Leading to landing, with doors leading to:

### Bedroom 14'5 x 11'3 (4.39m x 3.43m)

Carpet, Double glazed window with wooden shutter blinds, radiator, eaves storage

### Bedroom 13'11 x 11'9 (4.24m x 3.58m )

Carpet, double glazed window with wooden shutter blinds, radiator, built in storage

### Outside

#### Rear Garden

Pretty garden enclosed by walls, mainly laid to lawn with patio seating area, flower beds, access to garage.

#### Driveway

Dropped kerb, laid to patio.

#### Garage

Up and over door.



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# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 energy efficient - higher running costs			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.