



Ring Road, Lancing

Offers In Excess Of
£675,000
 Freehold

- Detached Chalet
- Beautiful Roof Top & Sea Views
- Off Road Parking For Multiple Cars
- Well Presented Throughout Including Modern Fitted Kitchen
- Prominent Location In North Lancing
- Four Bedrooms & Two Reception Rooms
- Downstairs Bedroom & Bathroom
- Open Plan Kitchen Dining Room With Separate Lounge
- A Moments Walk To Lancing Ring Nature Reserve & South Downs National Park
- EPC Rating - C & Council Tax band -E

We are delighted to offer for sale this beautiful detached family home located at the foot of the idyllic South Downs National Park and in one of the most prestigious North Lancing postcodes. This detached four bedroom chalet style house is set in a position that offers wonderful sea views and lends itself well for scenic family walks and bike rides. Internally this property boasts versatile living accommodation and briefly comprises; a large triple aspect living room, open plan family room offering modern fitted kitchen, dining area and lounge area leading to the rear garden via patio doors, a ground floor double bedroom and bathroom whilst on the first floor there are a further two double bedrooms and a single all with panoramic sea views, and served by a first floor shower room.

Outside the property benefits from the most superb garden to the rear with a private and secluded courtyard style patio seating area, described as a 'suntrap' by the current owners and surrounded by mature hedgerow making an ideal area to enjoy alfresco living. A couple of steps lead you to a large area laid to lawn perfect for gardeners to get green fingered and a further seating area laid to decking. Also outside is a garage which could be transformed into a home office, additional living space, workshop or gym, whilst to the front of the property is a 'drive in drive out' driveway with ample parking for multiple vehicles.

A further benefit of this properties location are the schools, with the highly sought after North Lancing Primary School just a short walk away and Sir Robert Woodard Secondary School 1.5 miles away.

To fully appreciate both the view and the space in this detached family residents viewing is highly recommended.

**Robert
 Luff & Co**
 Sales | Lettings | Commercial

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Accommodation

Front Door

leading to:

Hallway

Carpet, radiator, oak doors to:

Lounge 19'9 x 11'11 (6.02m x 3.63m)

Triple aspect double glazed windows, carpet, radiator

Kitchen/Diner 21'10 x 16'4 (6.65m x 4.98m)

Open plan family room with wood laminate flooring, dual aspect double glazed windows, patio doors to garden, fitted modern kitchen, dining area and lounge area.

Ground Floor Bedroom 15'1 x 10'10 (4.60m x 3.30m)

Carpet, south facing double glazed window, radiator

Ground Floor Bathroom

Fully tiled bathroom with shower over bath, double glazed windows, low level flush w/c. wash hand basin with vanity unit under, heated towel rail and vinyl flooring

First Floor

Bedroom Two 15'0 x 10'3 (4.57m x 3.12m)

Carpet, south facing double glazed window, eaves storage, radiator

Bedroom Three 14'5 x 11'0 (4.39m x 3.35m)

Wood laminate flooring, south facing double glazed windows, radiator, storage cupboard and eaves storage

Bedroom Four 11'3 x 6'0 (3.43m x 1.83m)

Carpet, south facing double glazed window, radiator

Outside

Garage 15'6 x 8'4 (4.72m x 2.54m)

Power and light, could be used as a workshop, home office or gym, dual rear access.

Garden

Private and secluded patio area with mature hedgerow and side access to driveway steps up to lawn area.

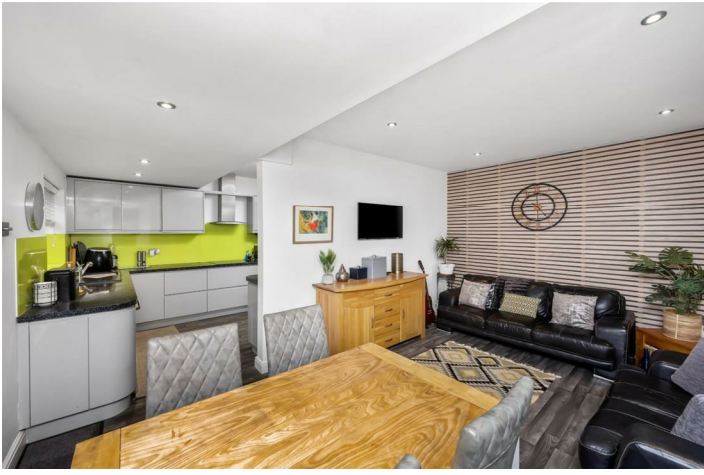
Driveway

Drive in drive out laid to patio

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Ring Road



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.