



Carnforth Road, Lancing

Price
£475,000
Freehold

- Detached Family Home
- Three Bedrooms
- South Facing Garden
- Bathroom and Shower Room
- Downstairs Bedroom
- Downstairs Cloakroom
- EPC Rating - D & Council Tax Band D
- No On Going Chain
- Owned Solar Panels Generating Free Electricity In Summer Months
- Off Road Parking & Garage

We are delighted to market this three bedroom detached family home situated in this ideal Sompting location with local amenities, shops, schools and parks all nearby. The property benefits from three bedrooms one of which is located on the ground floor, kitchen, utility room, large through lounge diner, downstairs bathroom, shower room and conservatory. Other benefits include a garage and ample off road parking and owned solar panels to the roof which generate free electricity in the summer months, with any extra generating an income from the grid. Outside there is a good size rear garden benefitting from a southerly aspect offering access to the garage which could be converted to create a home office space.

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Accommodation

Porch

Leading to:

Front Door

Opening into:

Entrance Hall

Vinyl flooring. Radiator. Stairs leading to first floor. Double glazed window.

Cloak Room

Vinyl Flooring. Wash hand basin. Low level flush WC. Radiator. Double glazed window.

Bedroom Three 13'3 x 2'03 (4.04m x 0.69m)

Carpeted. Radiator. Double glazed window.

Dining Room 10'10 x 8'10 (3.30m x 2.69m)

Carpet. Radiator. Double glazed window.

Lounge 15'02 x 10'10 (4.62m x 3.30m)

Carpet. Gas fire. Double doors to:

Conservatory

Kitchen 12'01 x 8'07 (3.68m x 2.62m)

Vinyl flooring. Stainless steel sink with drainer. Oven with gas hob and extractor fan over. Space for dishwasher and fridge/freezer. Double glazed window.

Utility Room

Space for washing machine. Tumble dryer. Door to garden.

Bathroom 7'11 x 6'06 (2.41m x 1.98m)

Vinyl flooring. Wash hand basin. Low level flush WC. Bath with shower over. Heated towel rail. Double glazed window.

First Floor Landing

Eaves storage.

Bedroom One 13'05 x 12'02 (4.09m x 3.71m)

Carpet. Radiator. Eaves storage. Double glazed window.

Bedroom Two 12'00 x 10'10 (3.66m x 3.30m)

Carpet. Radiator. Double glazed window.

Shower Room

Vinyl flooring. Low level flush WC. Wash hand basin with vanity unit under. Shower cubicle.

Rear Garden

Fence enclosed. Laid to lawn with patio area. Flower beds. Side access. Access to garage.

Garage

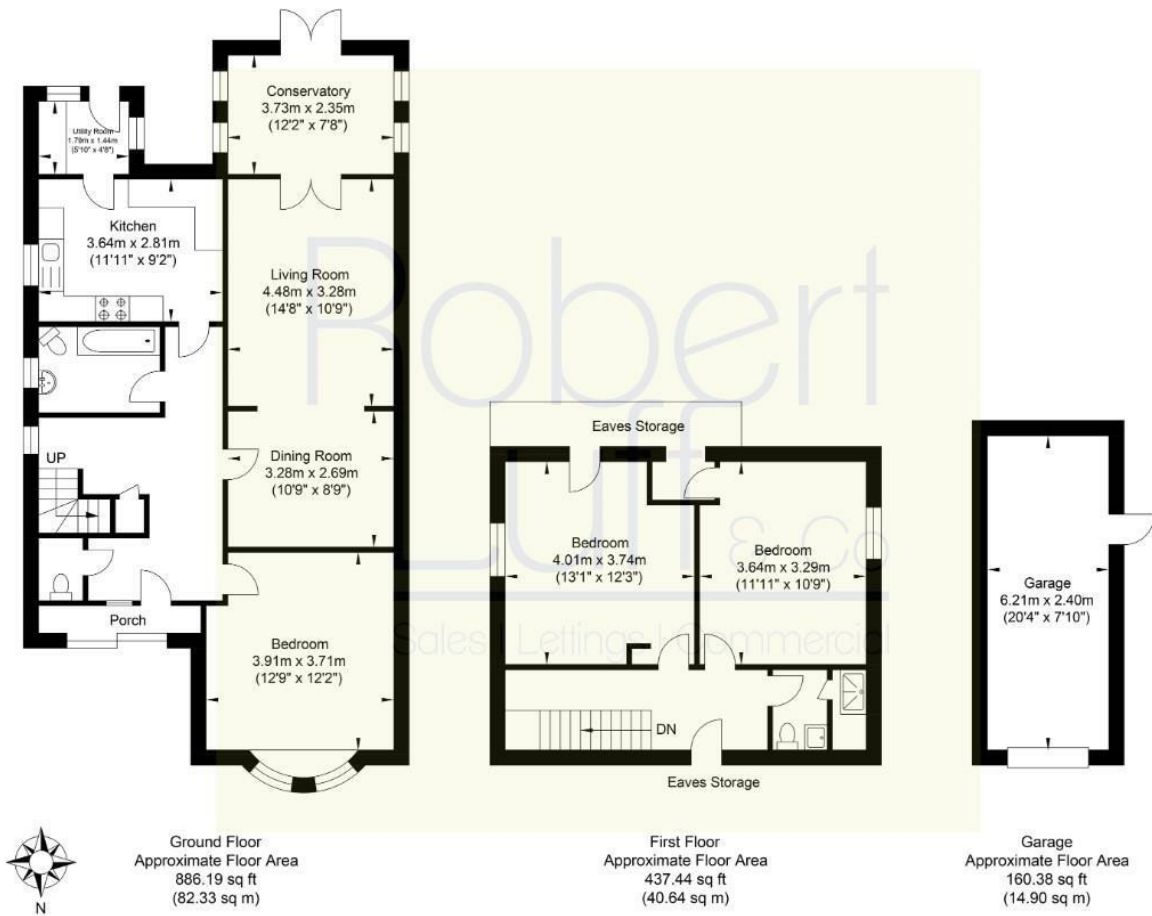


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Approximate Gross Internal Area = 137.87 sq m / 1484.02 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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.