



The Paddocks, Lancing

Offers In Excess Of
£325,000
Freehold

- Great South Lancing Location
- Three Bedrooms
- Low Maintenance Rear Garden
- Council Tax Band - C
- Walking Distance to Sea & Village Centre
- Garage En-Bloc
- Gas Central Heating Throughout
- EPC Rating - D

We are delighted to bring to the market this three bedroom mid terraced home situated in PRIME SOUTH LANCING location with well regarded Seaside Primary school located close by. A regular bus service provides easy access to surrounding areas and Lancing's mainline railway station is only a short walk away. Benefits include a low maintenance rear garden and a garage en-bloc. Located in a quiet no through road and within walking distance of the sea and Village centre the property benefits from a through lounge diner, fitted kitchen, three bedrooms and a family bathroom. The property is offered for sale with no ongoing chain and viewing is highly recommended.

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**Robert
Luff & Co**
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Accommodation

UPVC Entrance Door with Double Glazed Frosted Wind

Entrance Hall

Fully carpeted, stairs leading to first floor, radiator and telephone point.

Lounge/Diner

Large double glazed window to front aspect, carpeted, understairs cupboard, two radiators, TV point, telephone point, skirting, ornate coving, two feature ceiling rose's, feature wall lights, feature electric fireplace with marble insert, ample space for dining table and chairs and double glazed sliding doors to rear leading out to the rear garden.

Kitchen 10'0 x 7'0 (3.05m x 2.13m)

Double glazed window to rear aspect overlooking the rear garden, matching range of wall and base units including larder cupboard and glass fronted display cabinet, work surface incorporating a single stainless steel sink unit with mixer tap and drainer, four ring gas hob with oven below, space and plumbing for appliances and space for tall fridge/freezer.



First Floor Landing

Carpeted, loft access, cupboard housing combination boiler and storage cupboard above.

Bedroom One 13'0 x 9'0 (3.96m x 2.74m)

Double glazed window to front aspect, radiator and telephone point.

Bedroom Two 13'0 x 9'0 (3.96m x 2.74m)

Double glazed window to rear aspect overlooking the garden, radiator.

Bedroom Three 8'0 x 6'7 (2.44m x 2.01m)

Double glazed window to front aspect, radiator and feature wall.

Bathroom

Fully tiled walls, laminated flooring, frosted double glazed window to rear aspect, panel enclosed bath with individual hot and cold taps, shower attachment and glass screen, pedestal wash hand basin, low level flush W/C, large wall mounted mirror.

Front Garden

Laid to lawn with decorative shrubs and tree, path leading to front entrance door.



Rear Garden

Fully fence enclosed, laid to paving stones with decking area for ease of maintenance.

Garage

Located in compound with up and over door.

Covered Entrance Porch

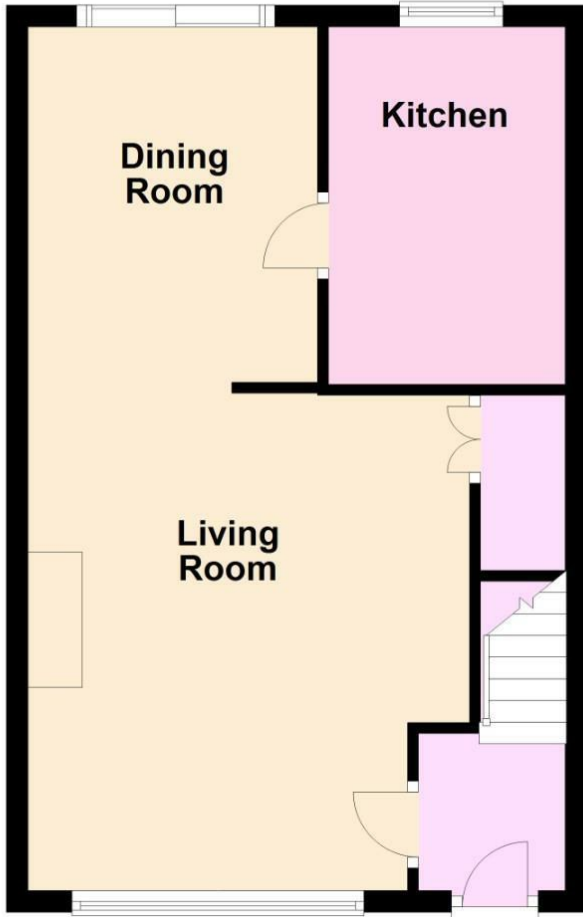


3-7 South Street, Lancing, West Sussex, BN15 8AE

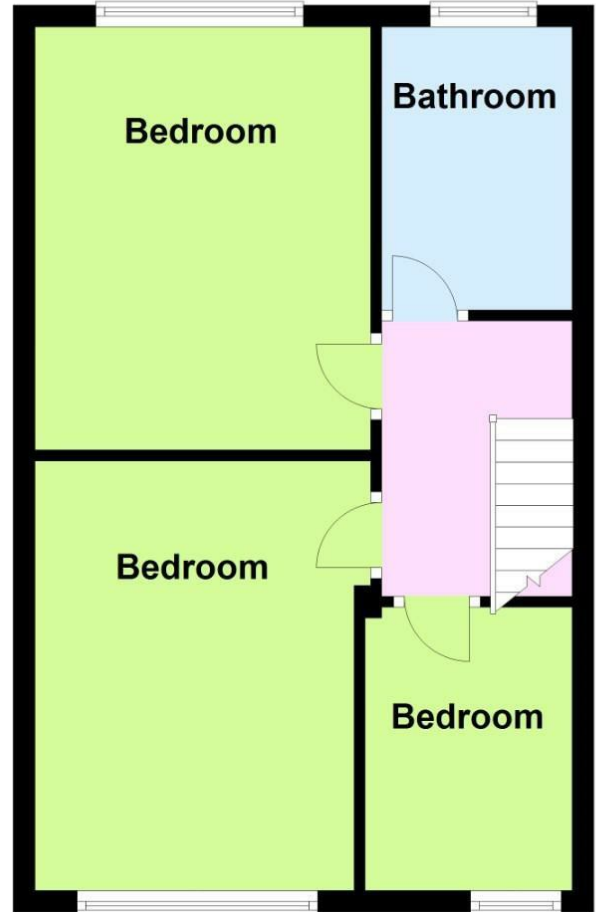
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.