



Price  
£340,000  
Freehold

## Speckled Wood Walk, Lancing

- Nearly New Semi-Detached Home
- Constructed 2023
- Ground Floor WC
- Beautiful Fitted Kitchen/Dining Room
- West Facing Living Room
- Primary Bedroom With En-Suite & Further Double Bedroom
- Could Be Sold Fully Furnished
- West Facing Garden
- Allocated Parking Space
- EPC: B

We are delighted to bring to the market this immaculate nearly new home, which could be sold fully furnished if required by new owner and located on the popular New Monks Farm development in Lancing. The property, which was constructed in 2023 and benefits from the remainder of a 10 year warrantee, is located close to transport links including Lancing mainline railway station and the A27, making it ideal for anyone looking to commute to Brighton, London and Gatwick. The generous accommodation comprises: Entrance hall, ground floor WC, beautiful fitted kitchen/dining room with integrated appliances, living room with patio doors opening onto the garden, first floor landing, primary bedroom with dressing area and en-suite shower room, further double bedroom and family bathroom. Outside, there is an attractive West facing rear garden with timber shed and an allocated parking space. Viewing Essential - NO ONWARD CHAIN!!!

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
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## Accommodation

### Entrance Hall

Composite double glazed front door. Tiled floor. Radiator.

### WC

Double glazed window to front. Downlighters, WC. Wash hand basin. Part tiled walls. Radiator.

### Kitchen/Diner 12'9 x 11'3 max narrowing to 7'5 (3.89m x 3.43m max narrowing to 2.26m)

Double glazed window to front with shutter blinds. Fitted kitchen comprising of a range of fitted wall and base level units. Work surfaces. Single stainless steel one and a half bowl sink unit with drainer and water softener and filtered water tap. Integrated dishwasher and washing machine. Electric oven. Hob with extractor hood over. Cupboard housing combination boiler. Cupboard housing fitted fridge/freezer. Downlighters. Space for table. Radiator.

### Lounge 15' x 11'5 (4.57m x 3.48m)

Double glazed windows. French doors to rear with shutter blinds. Television point. Cupboard housing consumer unit. Radiator.

### First Floor Landing

Storage Cupboard

### Bedroom One 10' x 12'8 narrowing to 8'5 (3.05m x 3.86m narrowing to 2.57m)

Double glazed window to rear with shutter blinds. Television arial point. Radiator. Dressing area with fitted wardrobe.

### Ensuite

Double glazed window to rear. Suite comprising shower enclosure. Pedestal wash hand basin. WC. Tiled floors. Down lighters. Heated towel rail.

### Bedroom Two 11'7 x 7'9 (3.53m x 2.36m)

Double glazed window to front with shutter blinds. Loft access. Radiator.

### Bathroom

Double glazed window to front. Fitted suite comprising of panel enclosed bath with mixer tap, shower attachment and screen. Pedestal wash hand basin. WC. Majority tiled walls. Down lighters. Shaver point. Heated towel rail.

### Outside

West facing rear garden. Patio. Lawn. Timber shed. Outside tap. Outside power and light. Fence enclosed with side access via gate.

### Allocated Parking

To front.

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

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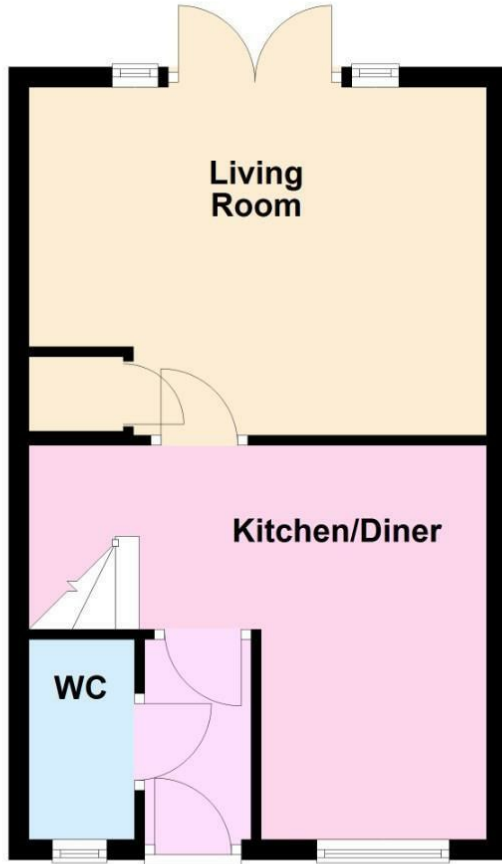
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**Ground Floor**

Approx. 34.0 sq. metres (366.4 sq. feet)



**First Floor**

Approx. 34.0 sq. metres (366.4 sq. feet)



Total area: approx. 68.1 sq. metres (732.8 sq. feet)

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>			
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(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.