



## Cokeham Lane, Lancing

Guide Price  
£450,000  
Freehold

- Beautifully Presented Chalet Style Home
- Three Double Bedrooms
- Lounge With Wood Burner
- Orangerie
- High Specification Kitchen
- Ground Floor Cloakroom
- Gardens To Three Sides
- Cabin With Power, Light & Plumbing
- EPC: TBC
- GUIDE PRICE £450,000 - £475,000

We are delighted to offer this beautifully presented and extended semi-detached chalet style home, conveniently located within easy walking distance of the village centre and mainline railway station. Well regarded schools are close by, including Sompting Village Primary and Sir Robert Woodard Academy. Croshaw recreation ground is also just a few hundred yards away. The impressive accommodation features: Entrance hall, ground floor cloakroom, two double ground floor bedrooms, spacious lounge with wood burning stove opening onto orangerie, stunning "Keller" fitted kitchen/breakfast room with integrated appliances and Quartz work-surfaces, first floor landing, generous master bedroom with further seating area and family bathroom with bath and separate shower enclosure. Outside, there are gardens to three sides, comprising: South facing entertainments area with decking and pizza oven, a vegetable patch, timber cabin with power, light and plumbing and an attractive, well stocked front garden. VIEWING ESSENTIAL!!

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## Accommodation

### Entrance Hall

Double glazed front door, timber floor, downlighters, under-stairs storage cupboard, feature upright radiator.

### Cloakroom

Fully tiled walls, space saving close coupled WC with built in wash hand basin, extractor fan.

### Lounge 28'2" into orangery x 11'9" max (8.59m into orangery x 3.58m max)

Downlighters, timber floor, wood burning stove, wall lights, radiator.

### Orangery

Double glazed windows to three sides, double glazed doors to garden.

### Kitchen 13'5" x 13'5" (4.09m x 4.09m)

Downlighters. Bespoke fitted "Keller" kitchen comprising: Range of fitted wall & base level units, quartz worksurfaces incorporating stainless steel one and a half bowl sink unit with mixer tap, double electric oven, induction hob with wok burner, integrated washing machine, dishwasher and freezer, glass splashbacks, feature upright radiator, skylight windows, double glazed windows to rear and side, double glazed back door.

### Bedroom Two 14' x 11'10" (4.27m x 3.61m)

Double glazed window to front, timber floor, downlighters, coving, radiator.

### Bedroom Three 10'6" x 10'1" (3.20m x 3.07m)

Double glazed window to front, timber floor, radiator.

### First Floor Landing

Velux window to front.

### Bedroom One 26'5" max, narrowing to 15'4" x 12'8" (8.05m max, narrowing to 4.67m x 3.86m)

Double glazed window to rear, two Velux windows, downlighters, radiator.

### Bathroom

Double glazed window to rear, downlighters. Fitted "Villeroy & Boch" suite comprising: Tile enclosed bath, separate shower enclosure, close coupled WC, vanity unit with inset wash hand basin and drawers under, half tiled walls, extractor fan, cupboard housing central heating boiler.

### Outside

#### Gardens

To three sides, featuring: South facing seating and entertainments area with pizza oven, a lawn and a vegetable garden to the side.

#### Cabin 10'9" x 7'5" (3.28m x 2.26m)

Timber built, power, light and plumbing.

#### Garage

Up & over door, power and light.

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# Floorplan



Total area: approx. 128.5 sq. metres (1382.9 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>			
(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.