



Asking Price  
£360,000  
Freehold

## Tortoiseshell Place, Lancing

- Nearly New Build
- Two Allocated Parking Spaces
- Integrated Appliances
- Good Size Lounge
- Vendors Suited
- Downstairs Cloakroom W/C
- Master Bedroom With En-suite Shower Room
- Kitchen/Diner With Separate Lounge
- West Facing Rear Garden
- Council Tax Band B

We are delighted to welcome to the market this beautiful property situated on the popular New Monks Farm development, occupied for the first time less than 2 years ago this property still benefits from that new home feel and briefly comprises; cloakroom w/c, modern fitted kitchen with integrated appliances and dining space, lounge with patio doors leading to the garden, family bathroom and two double bedrooms one of which has a dressing area and an en-suite shower room. Externally the property boasts two allocated parking space out side the property and a good size west facing rear garden mainly laid to lawn.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Front door

leading to:

### Entrance Hall

wood laminate floor, radiator, door to:

### Cloakroom 3'00 x 6'06 (0.91m x 1.98m)

wood laminate flooring, wash hand basin with vanity unit under, double glazed window, low level flush w/c, part tiled walls

### Kitchen 12'10 x 7'03 (3.91m x 2.21m )

Wood laminate flooring, double glazed window, range of eye and base level cupboards with roll top work surfaces, integrated dishwasher, fridge freezer and washing machine, eye level oven, Indesit hob with extractor fan over, stainless steel sink drainer, double glazed window, radiator

### Dining area 6'00 x 2'05 (1.83m x 0.74m)

Wood laminate flooring, staircase

### Lounge 11'04 x 14'10 (3.45m x 4.52m)

Carpet, radiator, built in storage cupboard, double glazed patio doors to garden

### First Floor

### Bedroom One 8'05 x 12'07 max (2.57m x 3.84m max)

Carpet, radiator, dressing area with built in wardrobes, double glazed window, door to:

### En-suite 7'05 x 4'08 (2.26m x 1.42m)

Tiled floor, double glazed window, low level flush w/c, wash hand basin, walk in shower cubicle, part tiled walls

### Bedroom Two 7'08 x 11'08 (2.34m x 3.56m)

Carpet, Radiator, double glazed window, loft hatch

### Bathroom

Tiled floor, bath with shower over, part tiled walls, low level flush w/c, wash hand basin, double glazed window.

### Outside

### Rear Garden

West facing, laid to lawn with patio and path, enclosed by fencing

### Allocated Parking

Allocated spaces for two cars



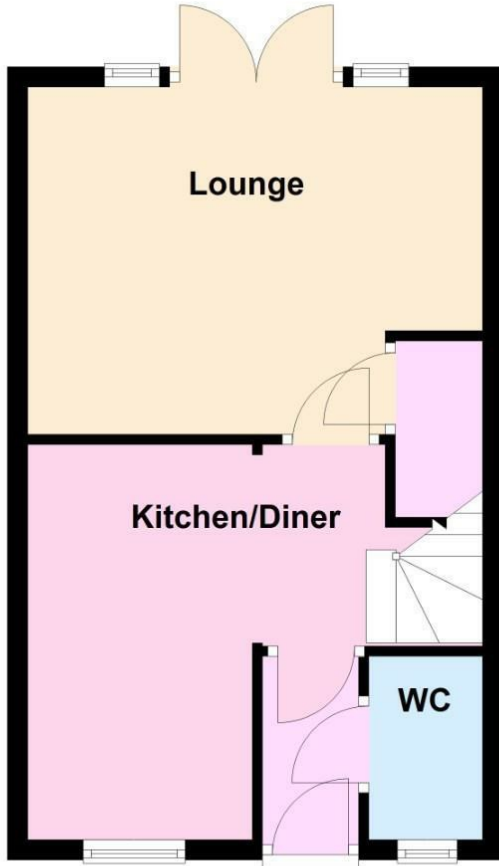
3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk

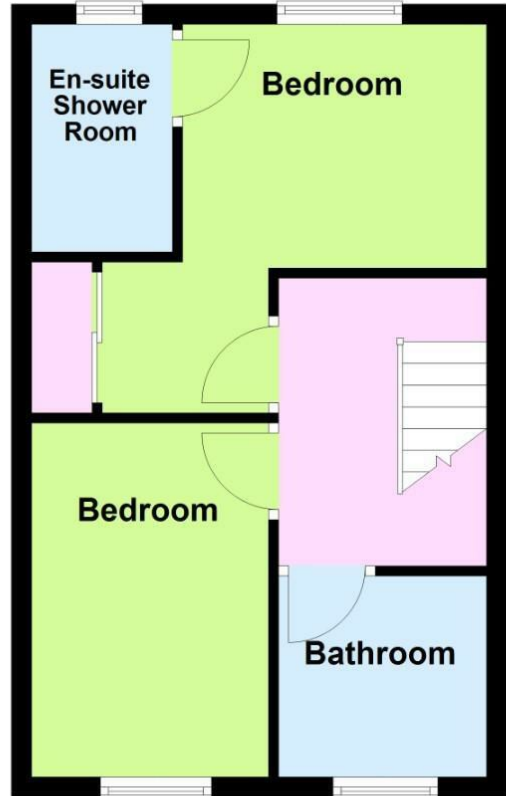
**Ground Floor**

Approx. 33.9 sq. metres (364.4 sq. feet)



**First Floor**

Approx. 33.9 sq. metres (364.4 sq. feet)



Total area: approx. 67.7 sq. metres (728.8 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>			
(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.