



3



2



2



E





## Description

Welcome to Cecil Road, Lancing - a charming location that could be your next home sweet home! This delightful three-bedroom detached house is a rare find, boasting a prime spot close to the picturesque Lancing Beach and close to local transport links and amenities.

As you step inside, you'll be greeted by a cosy yet large reception room, boasting dual aspect windows, perfect for relaxing with family and friends, there is also an additional reception room ideal as another lounge or a dining area, or could be opened up to create an open plan kitchen diner.

One of the standout features of this property is the conservatory, offering a tranquil space to enjoy your morning coffee or unwind with a good book. The off-road parking and double garage provide ample space for your vehicles or could be converted into addition living or office space.

Outside there is a well presented rear garden offering an ideal space for alfresco living and a place to get green fingered with plenty of flower beds and its very own air raid shelter.

Steeped in history, this house has been lovingly cared for by the same family since it was built in the 1930s, adding a touch of nostalgia and character to the property whilst also having the scope to redesign the layout to create a modern and contemporary house.

Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful seaside location?



## Key Features

- Detached House
- Downstairs W/C & Conservatory
- Owned By The Same Family Since Built In 1930's
- In Good decorative Order Throughout
- Close To Lancing Beach & Local Amenities
- Three Bedrooms, Two Reception Rooms
- Off Road Parking & Two Garages
- Good Size Rear Garden
- Scope To Extend STNPC
- EPC - E Council Tax Band - D



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co





### Front Door

leading to:

### Entrance Hall

Wood laminate flooring, stairs to first floor, doors to:

### Kitchen

**2.21m x 3.33m (7'03 x 10'11)**

Wood laminate flooring, part tiled walls, double glazed window, range of eye and base level cupboards with work surface over, space for oven, space for washing machine and fridge freezer, opening to:

### Conservatory

**4.06m x 3.38m (13'04 x 11'01)**

UPVC conservatory with wood laminate flooring, radiator, double glazed windows, patio doors to garden

### W/C

Tiled floor, low level flush w/c with wash hand basin, double glazed window, radiator

### Dining Room

**2.29m x 4.60m (7'06 x 15'01)**

Vinyl floor, boiler mounted on wall

### Lounge

**4.62m x 4.85m (15'02 x 15'11)**

Wood laminate flooring, two double glazed windows one of which in a bay, log burner

### First Floor

### Bedroom One

**4.85m x 4.62m (15'11 x 15'02)**

Painted floorboards, two double glazed windows one of which in a bay,

radiator, built in wardrobe space, fully tiled shower cubicle, wash hand basin

### Bedroom Two

**2.29m x 3.33m (7'06 x 10'11)**

Painted floorboards, radiator, double glazed window

### Bedroom Three

**3.07m x 2.18m (10'01 x 7'02)**

Carpet, radiator, double glazed window

### Bathroom

**3.84m x 1.40m (12'07 x 4'07)**

Mix of vinyl and carpet flooring, wash hand basin, heated towel rail, low level flush w/c, built in storage, bath with shower over, double glazed window

### Loft Room

**2.06m x 7.82m (6'09 x 25'08)**

Carpet, window

### Outside

### Rear Garden

Mainly laid to lawn with mature flower beds and trees, patio seating area and enclosed by fencing.

### Garages

Two single garages side by side currently split into parking and work space, passenger access from garden, up and over doors to front, power and light.

### Parking

Dropped kerb in front of garages.





## Floor Plan Cecil Road



Total area: approx. 192.4 sq. metres (2071.4 sq. feet)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.

robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co