



Lisher Road, Lancing



£375,000
Freehold

- Spacious Family Home
- Three Bedrooms
- Two Receptions
- Fitted Kitchen
- Conservatory
- Generous Gardens
- Garage
- EPC: TBC

Robert Luff & Co are delighted to present this SPACIOUS and WELL PRESENTED end of terrace family home, occupying a generous CORNER PLOT offering the potential to extend (STNC). The accommodation comprises: Entrance hall, living room, dining room, fitted kitchen, conservatory, first floor landing, three GOOD SIZE BEDROOMS and a modern wet room. Outside, there is a low maintenance rear garden, large front garden and a GARAGE. VIEWING ESSENTIAL!!

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

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Accommodation

Front Entrance Door with Double Glazed Window Into

Entrance Hall

Radiator.

Lounge 14'0 x 14'0 (4.27m x 4.27m)

Double glazed window to front aspect, understairs cupboard housing boiler, radiator, TV point and coved ceiling.

Dining Room 11'4 x 8'0 (3.45m x 2.44m)

Double glazed patio doors, radiator and coved ceiling.

Kitchen 11'0 x 9'2 (3.35m x 2.79m)

Double glazed window to rear aspect, range of matching wall and base units with fitted work surface incorporating a one and a half bowl stainless steel sink unit with mixer tap and drainer, double electric oven, electric hob with extractor hood over, integrated fridge/freezer, space and plumbing for appliances, integrated dishwasher, tiled walls and coved ceiling with downlights.

Conservatory 9'8 x 9'5 (2.95m x 2.87m)

Double glazed windows to rear and side aspects.

Landing

Loft access and double glazed window to side.

Bedroom One 12'0 x 8'6 (3.66m x 2.59m)

Double glazed window to front aspect, fitted wardrobe, radiator and coved ceiling.

Bedroom Two 11'0 x 10'8 (3.35m x 3.25m)

Double glazed window to rear aspect, TV point, radiator and coved ceiling.

Bathroom

Double glazed window, fully tiled walls, walk in shower enclosure with electric shower, low level flush WC, wash hand basin, extractor fan and radiator.

Bedroom Three 8'7 x 8'5 (2.62m x 2.57m)

Built in single bed with storage under, double glazed window to front aspect, radiator and coved ceiling.

Rear Garden

Patio area coming off the rear of the property, lawn area with decorative flower beds, modern storage shed and fully wall enclosed.

Garage 16'7 x 8'7 to garage door (5.05m x 2.62m to garage door)

With up and over door, power and light and door to side.



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

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Total area: approx. 89.8 sq. metres (966.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary 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 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.