



Price  
£500,000  
Freehold

## The Street, Lancing

- Spacious Chalet Home
- Enviably North Lancing Location
- Three Bedrooms
- Three Bathrooms
- Two Reception Rooms
- Ample Parking
- Double Garage
- Beautiful Garden
- EPC: TBC
- Council Tax Band: E

Available for the first time in 58 years, Robert Luff & Co are delighted to present this INCREDIBLY SPACIOUS chalet style home, enviably located in a pretty conservation area in North Lancing with views across Lancing Manor. An excellent choice of Primary & secondary schools are available, whilst picturesque downland walks are accessed via the end of the road. The generous accommodation briefly comprises: Entrance hall, South facing living room, separate dining room, conservatory, extended kitchen, ground floor bathroom and bedroom, first floor landing, TWO DOUBLE BEDROOMS WITH EN-SUITE SHOWER ROOMS AND WALK IN WARDROBES. Outside, there is a beautiful rear garden, 2-3 car front driveway and a DOUBLE GARAGE. Viewing Essential - NO CHAIN.

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Robert  
Luff & Co  
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## Accommodation

### Entrance Hall

Double glazed window and door to side, understairs cupboard, cupboard housing fuse box, radiator.

### Lounge 16'9" x 12' (5.11m x 3.66m)

Double glazed windows to front and side, coving, feature Yorkstone fireplace surround, TV point, radiator.

### Dining Room 13' x 12' (3.96m x 3.66m)

Patio door, serving hatch, radiator.

### Conservatory 10'8" x 7'9" (3.25m x 2.36m)

Double glazed windows and patio door, tiled floor.

### Kitchen 16'9" x 11' narrowing to 9'4" (5.11m x 3.35m narrowing to 2.84m)

Double glazed windows to side, double glazed patio door to rear. Range of fitted wall and base level units, fitted roll edged worksurfaces incorporating stainless steel two and a half bowl sink unit with mixer tap, further stainless steel single drainer sink unit with mixer tap, fitted electric oven, grill and hob with extractor hood over, tiled splashbacks, space and plumbing for washing machine, wall mounted combination boiler, radiator.

### Bedroom 11' x 8' (3.35m x 2.44m)

Double glazed windows to front & side, radiator.

### Bathroom

Fully tiled walls, double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, close coupled WC, radiator.

### First Floor Landing

Large storage cupboard accessing eves loft space.

### Bedroom One 14'9" narrowing to 11'5" x 14'5" (4.50m narrowing to 3.48m x 4.39m)

Double glazed window to rear, wardrobe, storage cupboard accessing eves, radiator, mirrored sliding door accessing:

### Walk In Wardrobe 7'7" x 5'8" (2.31m x 1.73m)

Hanging rail.

### En-Suite

Double glazed window to side. Shower enclosure with wall mounted electric shower, vanity wash hand basin with cupboard under, close coupled WC, tiled splashback, heated towel rail.

### Bedroom Two 12'8" x 11'4" (3.86m x 3.45m)

Double glazed window to front with views across Lancing Manor, radiator, sliding mirrored door accessing:

### Walk In Wardrobe 5' x 5'9" (1.52m x 1.75m)

Hanging rail & shelving.

### En-Suite

Double glazed window to side. Shower enclosure with wall mounted shower, vanity unit with inset wash hand basin and cupboard under, close coupled WC.

### Outside

#### Rear Garden

Undercover patio area, further patios, artificial lawn, ornamental flower beds with various plants and shrubs, timber potting shed, side access via gate. Rear access via gate.

### Garden Room 12'5" x 9'3" (3.78m x 2.82m)

Glazed with door to side.

### Double Garage 17'1" x 16'9" (5.21m x 5.11m)

Power, light, electric roller door, further up & over door, windows and personnel door to side.

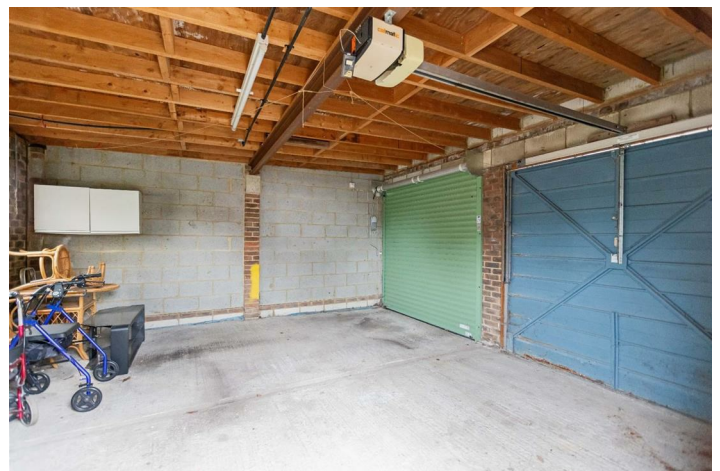
### Parking

Block paved to front providing ample off street parking for multiple vehicles.

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

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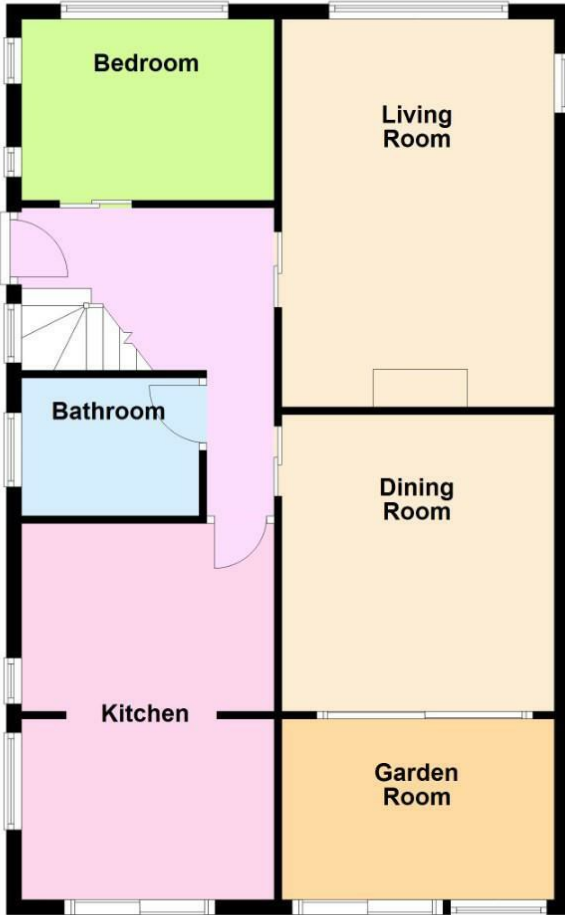
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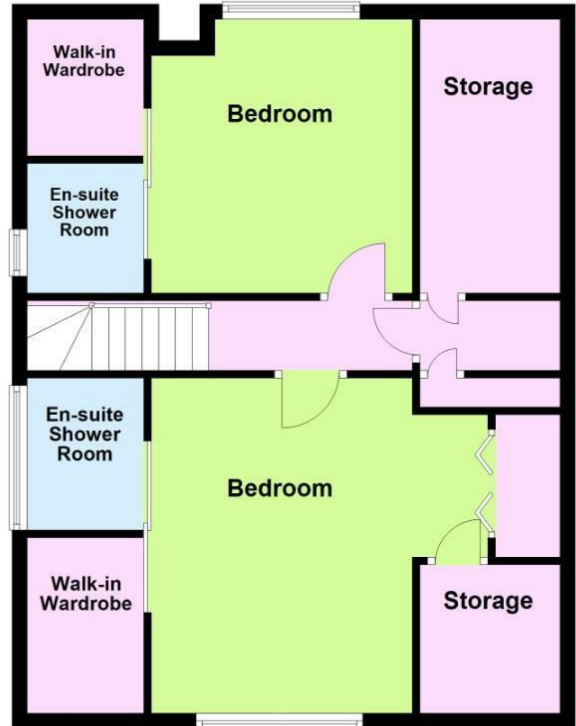
## Ground Floor

Approx. 82.6 sq. metres (889.2 sq. feet)



## First Floor

Approx. 64.7 sq. metres (695.9 sq. feet)



Total area: approx. 147.3 sq. metres (1585.2 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.