



Mash Barn Lane., Lancing

Offers In Excess Of
£440,000
Freehold

- Chalet Style House
- Recently Fitted Kitchen
- Conservatory
- En-Suite On Ground Floor
- EPC: C
- Four Double Bedrooms
- 23FT Lounge/Diner
- Family Bathroom
- Ample Parking
- Council Tax Band: D

Robert Luff & Co are delighted to present this spacious FOUR DOUBLE BEDROOM semi-detached chalet house, conveniently located just a short walk from Lancing village centre and mainline railway station. The Pulse bus service passes along Grinstead Lane providing easy access to Worthing town centre and several well regarded schools are close by, including Seaside Primary and Sir Robert Woodard Academy. The generous accommodation comprises: Entrance hall, 23ft lounge/diner, conservatory, contemporary kitchen/breakfast room, ground floor double bedroom (former garage) with en-suite shower room, first floor landing, three further double bedrooms and family bathroom. Outside, there is a good size rear garden and ample off street parking for multiple vehicles. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Double glazed front door, coving, laminate flooring, radiator.

Bedroom (Converted Garage) 14'6" x 8'8" (4.42m x 2.64m)

Double glazed window to front, coving, radiator. Door to:

En-Suite

Suite comprising: Shower enclosure with wall mounted electric shower, pedestal wash hand basin, heated towel rail, coving.

Kitchen 16'3" x 10'4" (4.95m x 3.15m)

Double glazed window to front, double glazed door to side. Range of fitted wall & base level units, fitted worksurfaces incorporating single drainer two bowl sink unit with mixer tap, electric oven, gas hob and extractor hood, tiled splashbacks, integrated fridge/freezer and washing machine, island with space for seating, wall mounted central heating boiler, coving, radiator.

Lounge/Dining Room 23'1" x 11'10" max narrowing to 10' (7.04m x 3.61m max narrowing to 3.05m)

York Stone fireplace surround, coving, double glazed windows & patio doors, radiator.

Conservatory 13'5" x 9'9" (4.09m x 2.97m)

Double glazed windows to rear & sides, double glazed French doors.

First Floor Landing

Coving, loft access, double glazed window to side.

Bedroom One 16'2" x 12'4" (4.93m x 3.76m)

Two Velux windows to front, built in wardrobes, radiator.

Bedroom Two 12'4" x 8'6" (3.76m x 2.59m)

Velux window to rear, coving, storage into eaves, radiator.

Bedroom Three 10'4" x 10' (3.15m x 3.05m)

Double glazed Velux to front, coving, storage into eaves, radiator.

Bathroom

Velux window. Fitted suite comprising: Panel enclosed bath with shower over, pedestal wash hand basin, close coupled WC, majority tiled walls, airing cupboard housing immersion heater.

Outside

Rear Garden

Patio, lawn, flower beds, vegetable patch, wall & fence enclosed.

Parking

Ample off street parking for several vehicles.



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Floorplan



Total area: approx. 151.7 sq. metres (1633.3 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 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	

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