



Myrtle Crescent, Lancing

Guide Price
£400,000
Freehold

- Extended Semi-Detached Home
- Three Double Bedrooms
- Study
- Extended Kitchen/Dining Room
- Ground Floor WC
- Dressing Room To Main Bedroom
- Contemporary Bathroom
- Attractive Gardens
- Council Tax Band: B
- EPC: TBC

GUIDE PRICE £400,000 - £425,000 Robert Luff & Co are delighted to offer this beautifully presented, extended semi-detached home, ideally located close to Lancing Village centre, mainline railway station and several well regarded schools. The property, which is arranged over three storeys, features: A fantastic, extended kitchen/dining room, separate living room, ground floor WC, first floor landing, two double bedrooms, study and contemporary bathroom, second floor, primary bedroom with walk in dressing room. Outside, there is an attractive, low maintenance South facing rear garden. VIEWING ESSENTIAL!!

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

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Accommodation

Entrance Hall

Living Room 13'5" x 11' (4.09m x 3.35m)

Kitchen/Dining Room 17'2" x 16'3" (5.23m x 4.95m)

WC

First Floor Landing

Bedroom 12' x 10'2" (3.66m x 3.10m)

Bedroom 11'2" x 10'2" (3.40m x 3.10m)

Study 8'5" x 5'9" max (2.57m x 1.75m max)

Contemporary Bathroom

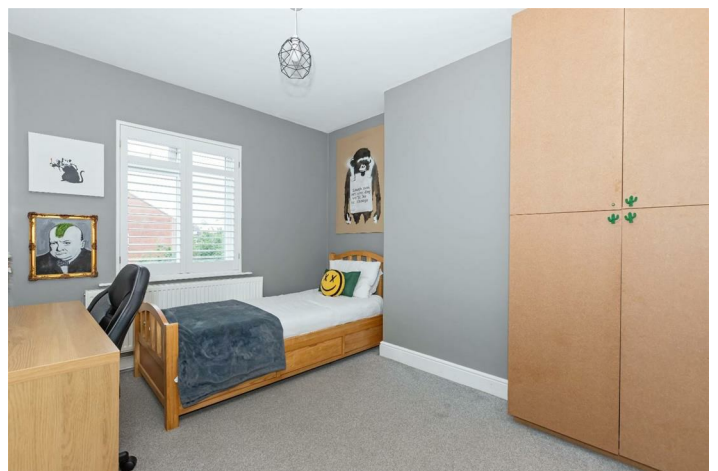
Second Floor

Primary Bedroom 14'7" x 10'2" (4.46 x 3.10)

Dressing Room 6'6" x 5'8" (2 x 1.75)

Outside

South Facing Rear Garden



Floorplan



Total area: approx. 102.4 sq. metres (1102.0 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	

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.