



Garden Close, Lancing



Price
£300,000
Freehold

- Two Double Bedroom House
- Ideal Home For First Time Buyers
- Modern Throughout
- Garage En-bloc
- Low Maintenance Rear Garden
- Close To Local Transport Links & Amenities
- Quiet Location
- Council Tax Band - B
- EPC Rating -

Robert Luff are delighted to welcome to the market this large two double bedroom house in the heart of Sompting, benefiting from a garage en-bloc and a good size rear garden, the property has been lovingly modernised to a high standard throughout.

This home offers the perfect place for first time buyers to get on the ladder and a place to walk in a call home straight away offering a modern kitchen and dining room, good size lounge, modern family bathroom, large master bedroom and double second bedroom internally whilst externally offers a low maintenance rear garden and parking in required in the garage.

Garden close is located just a mile from Lancing Village Centre giving easy access to local shops and Lancing Mainline train station where commuters can enjoy access to London in just over an hour whilst Lancing beach is short walk away.

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

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Sliding Glass Door

Leading to:

Porch

leading to:

Front Door

Leading to:

Entrance Hall

Stairs to first floor, door to:

Lounge 13'9 x 10'10 (4.19m x 3.30m)

Double glazed window, radiator, wood laminate flooring, door to:

Kitchen/Diner 14'0 x 9'0 (4.27m x 2.74m)

Range of eye and base level cupboards with work surface over, wood laminate flooring, integrated oven with gas hob and extractor fan above, double glazed window, double glazed patio doors to garden,

First Floor Landing

Bedroom One 14'0 x 11'3 (4.27m x 3.43m)

Over stairs cupboard, two x double glazed windows, radiator, carpet

Bedroom Two 9'6 x 7'8 (2.90m x 2.34m)

Double glazed window, radiator, carpet

Bathroom

Outside

Rear Garden

Mainly laid to artificial grass with seating area, enclosed by fencing, rear access

Front garden

Laid to lawn with path to front door

Garage

En-bloc



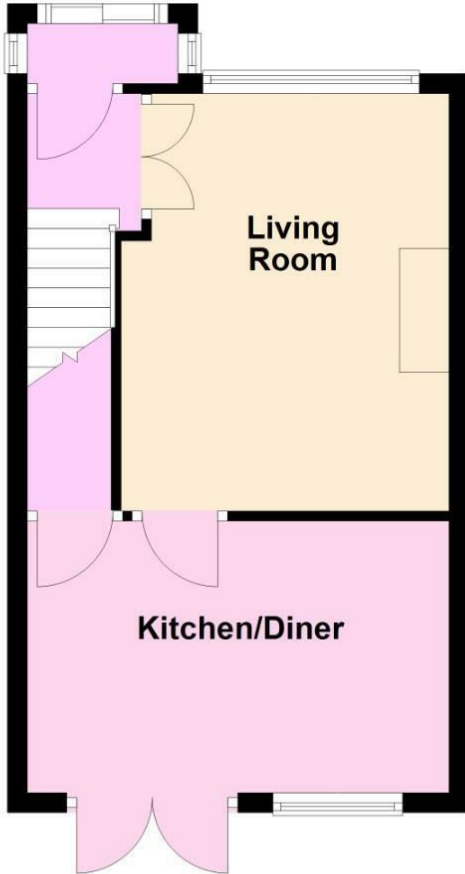
3-7 South Street, Lancing, West Sussex, BN15 8AE

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

www.robertluff.co.uk

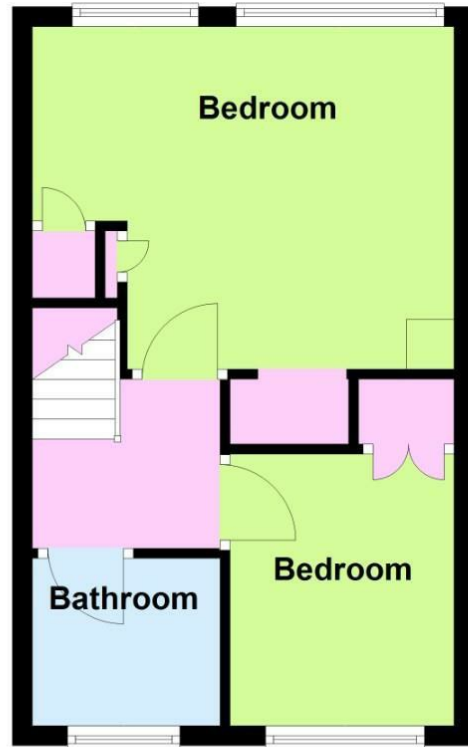
Ground Floor

Approx. 31.1 sq. metres (334.2 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.7 sq. feet)



Total area: approx. 61.0 sq. metres (656.9 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.