



Gordon Road, Lancing



Offers In Excess Of
£500,000
Freehold

- Semi-Detached Chalet
- Two Bathrooms
- Conservatory
- Garage & Ample Parking
- EPC: TBC
- Four Generous Bedrooms
- Open Plan Living
- Attractive Garden With Entertainments Cabin
- Utility Room
- Council Tax Band: C

Robert Luff & Co are delighted to market this SUPERB, EXTENDED CHALET BUNGALOW, located in a small residential road within easy walking distance of Lancing village centre and mainline station. Leisure facilities are available close by at Croshaw recreation ground and several well regarded schools are also within walking distance. The generous accommodation features: Entrance hall, FANTASTIC OPEN PLAN LOUNGE/DINER, fitted kitchen with WOOD BLOCK WORK SURFACES, conservatory, GROUND FLOOR SHOWER ROOM, utility room, GROUND FLOOR DOUBLE BEDROOM, first floor landing, THREE FURTHER SPACIOUS BEDROOMS and FAMILY BATHROOM. Outside, there is an attractive GOOD SIZE REAR GARDEN with ENTERTAINMENTS CABIN, ample off street parking and a GARAGE. VIEWING ESSENTIAL!!

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Accommodation

Double Glazed Front Entrance Door Into:

Entrance Hall

Laminate flooring, cupboard housing consumer unit, radiator and downlights.

Bedroom 10'4" x 9' (3.15m x 2.74m)

Double glazed window to front, radiator.

Utility Room 7'5" x 4'5" (2.26m x 1.35m)

Double glazed window to side aspect, range of fitted wall and base units with fitted work surface and tiled splash backs, space and plumbing for appliances and tumble dryer, cupboard housing combi boiler and downlights.

Shower Room

Walk in shower enclosure, low level flush WC, vanity wash hand basin with cupboard under, understairs cupboard, part tiled walls, double glazed window to side aspect and downlights.

Lounge/Diner 28'2" x 11'0" widening to 22'3" into the kitchen (8.59m x 3.35m widening to 6.78m into the kitchen)

Double glazed window to front aspect, two radiators, TV point, wood burner and downlights.

Kitchen

Range of fitted wall and base units with wood block work surfaces incorporating a one and a half bowl sink unit with mixer tap and drainer, double electric oven, electric hob with extractor hood over, space and plumbing for dishwasher, extended breakfast bar, downlights, opening to:

Sun Room 18'1" x 9'6" (5.51m x 2.90m)

Double glazed windows to rear and side aspect, double glazed door to garden, laminated flooring and TV point.

First Floor Landing

Double glazed window to side aspect, radiator.

Bedroom One 13'4" x 9'6" (4.06m x 2.90m)

Double glazed window to rear aspect with stunning views over the downs, radiator, TV point, fitted wardrobes.

Bedroom Two 10'0" x 9'2" (3.05m x 2.79m)

Double glazed windows to rear aspect with stunning views over the downs, radiator and TV point.

Bedroom Three 11'9" x 8'9" (3.58m x 2.67m)

Double glazed velux window to front aspect, storage to the eaves and TV point.

Bathroom

Double glazed velux window to front aspect, corner bath, pedestal wash hand basin, low level flush WC, storage to the eaves and part tiled walls.

Garden

Patio area coming off the rear of the property, lawn with decorative flower beds, further patio, outside lights and side access.

Side Garden

Hardstanding, double gates.

Garden Entertainment Shed 9'7" x 6'0" (2.92m x 1.83m)

Seating area, power and light, double glazed windows and French doors.

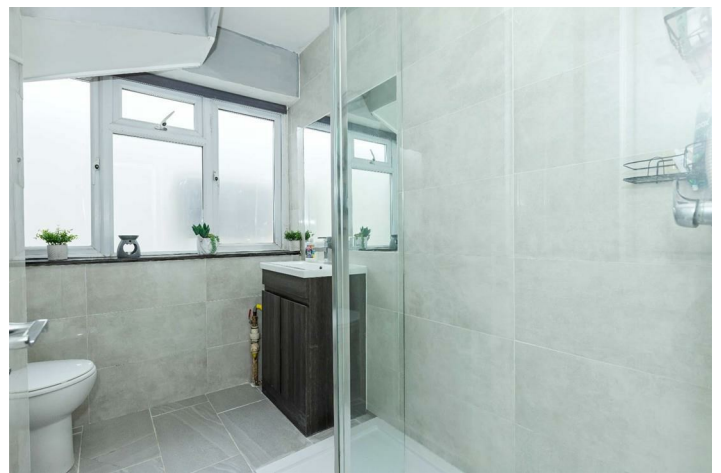
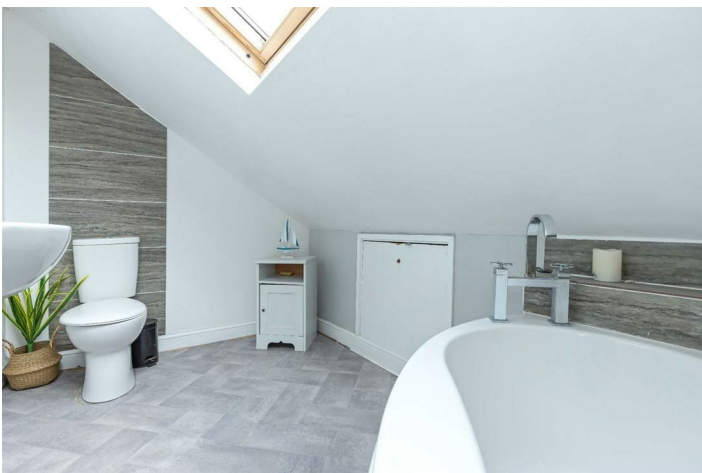
Garage 17'5" x 8'4" (5.31m x 2.54m)

Up and over door, power and light.

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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.