



Offers In Excess Of
£199,950
Leasehold

Crabtree Lane, Lancing

- Two Bedroom Maisonette
- Private Garden
- Moments To Village Centre
- Loft Space With Potential To Convert
- New Lease On Completion
- Electric Heating
- Ideal FTB or BTL
- EPC: E
- Council Tax Band: A

Robert Luff & Co are delighted to present this TWO BEDROOM MAISONETTE with PRIVATE GARDEN, ideally located just moments from Lancing village centre and mainline railway station. The accommodation comprises: Ground floor kitchen, stairs to first floor, living room, two bedrooms and bathroom. The property further benefits from a useful loft space with potential to convert (STNC). VIEWING HIGHLY RECOMMENDED!!!

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Accommodation

Kitchen 6'0" x 6'5" (1.85 x 1.98)

Private entrance via garden. Window to rear. Range of fitted wall & base level units, fitted worksurfaces incorporating single drainer sink unit with mixer tap, electric oven and hob, space & plumbing for washing machine, tiled splashbacks, electric heater.

First Floor Landing

Living Room 15'9" x 12'2" (4.80m x 3.71m)

Double glazed window to front, picture rail, feature fireplace, electric heater.

Bedroom One 12' x 12'3" (3.66m x 3.73m)

Window to front, picture rail, electric heater.

Bedroom Two 8' x 6'6" (2.44m x 1.98m)

Window to front, picture rail, electric heater.

Bathroom

Double glazed window to front. Fitted white suite comprising: Panel enclosed bath, pedestal wash hand basin, close coupled WC. Tiled splashbacks.

Outside

Rear Garden

Patio, laid to lawn, fence enclosed with rear access.



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

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Floorplan



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.