



## Hillbarn Avenue, Lancing

Offers In Excess Of  
£485,000  
Freehold

- Detached Three Bedroom Home
- Beautifully Manicured Rear Garden
- Off Road Parking For Multiple Cars
- Detached Garage
- Well Presented Throughout With High Quality Fitted Kitchen
- Large Dual Aspect Lounge
- Positioned Close To The South Downs National Park
- En-suite Shower Room To Master Bedroom
- Council Tax Band D
- EPC Rating - C

Nestled on the charming Hillbarn Avenue in Lancing, this detached residence from the 1980s boasts a prime location at the foot of the South Downs National Park. The property features a dual aspect reception room, three spacious bedrooms, and two modern bathrooms, including a contemporary en-suite shower room in the main bedroom.

With off-road parking for multiple cars and a detached garage this home offers both convenience and comfort. The high-quality finishes throughout the property add a touch of elegance, making it a truly inviting space to call your own whilst the three double rooms provide ample space for a growing family or visiting guests, ensuring everyone has their own sanctuary within this lovely abode. Outside the luxury continues with a tranquil garden offering multiple seating areas, mature flower beds and a beautifully manicured lawn.

Don't miss the opportunity to own a beautifully presented home in this desirable location - book a viewing today and step into your future!

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## Accommodation

### Front Door

Leading to:

### Hallway

Wood laminate flooring, radiator, doors to:

### Lounge 11'06 x 17'10 (3.51m x 5.44m)

Carpet, dual aspect double aspect windows with wooden shutter blinds, two radiators, feature fireplace with electric fire.

### Kitchen 10'03 x 17'11 (3.12m x 5.46m)

Laminate flooring, double glazed patio doors with wooden shutter blinds, double glazed window with wooden shutter blinds, modern fitted kitchen with range of eye and base level cupboards with work surfaces over, space for washing machine, integrated dishwasher, integrated oven, ceramic sink drainer with mixer tap over, part tiled walls.

### Bedroom One 12'04 x 9'08 (3.76m x 2.95m)

Carpet, double glazed patio doors, radiator, door to:

### En-suite Shower Room

Tiled floor, low level flush w/c and wash hand basin within a vanity unit, walk in shower, heated towel rail, double glazed window with wooden shutter blinds

### Bedroom Two 12'04 x 10'04 (3.76m x 3.15m)

Carpet, radiator, double glazed window with wooden shutter blinds.

### Bedroom Three 7'11 x 6'09 (2.41m x 2.06m)

Carpet, radiator, double glazed window

### Bathroom

Wood laminate flooring, low level flush w/c & wash hand basin within a vanity unit, panelled bath with shower over, two x heated towel rails, double glazed window with wooden shutter blinds.

### Outside

### Rear Garden

Mainly laid to lawn with mature borders, enclosed with fencing and offering side access to both sides, passenger door to garage, patio area for seating

### Garage

Detached garage

### Front

Laid to driveway for multiple cars leading to garage.

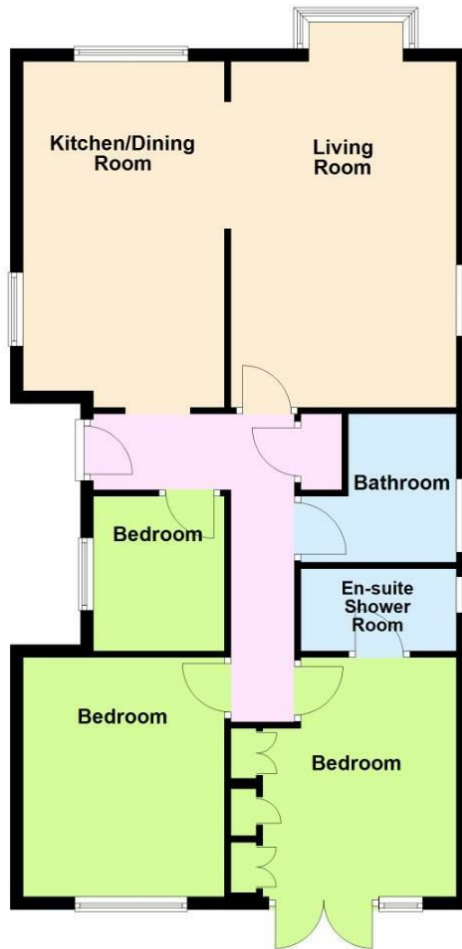


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**Floor Plan**  
Approx. 85.8 sq. metres (923.9 sq. feet)



Total area: approx. 85.8 sq. metres (923.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.