



## Kings Road, Lancing

£550,000  
Freehold

- Detached House
- 34ft Lounge/Diner
- South Facing Garden
- Close To Beach & Village
- Three Double Bedrooms
- Fitted Kitchen
- Garage & Parking
- EPC: F

Robert Luff & Co are delighted to offer this incredibly spacious and well presented, THREE DOUBLE BEDROOM detached chalet style house, ideally located in South Lancing, just a few minutes walk from the village centre, shops and mainline station. Lancing beach and popular "Perch" restaurant are also just a short walk away. The accommodation features: Entrance hall, 34ft lounge/dining room, fitted kitchen, ground floor cloakroom, first floor landing, three generous bedrooms and bathroom. Outside, there is an attractive SOUTH FACING REAR GARDEN, paved front garden providing ample off street parking and a garage. VIEWING A MUST!!

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## Accommodation

### Entrance Hall

Windows and door to side aspect, radiator, understairs cupboard and coved ceiling.

### Ground Floor Cloakroom

Single glazed window to side aspect, low level flush WC and wash hand basin.

### Kitchen 11'10" x 8'8" (3.61 x 2.64)

Double glazed window to rear aspect, double glazed door to side, range of fitted wall and base units with fitted work surface incorporating sink unit with mixer tap and drainer, integrated washing machine, dishwasher and fridge/freezer. Double electric oven, electric hob with extractor hood over, tiled splash backs, combination boiler and coved ceiling.

### Lounge/Diner 34'0" x 11'0" (10.36 x 3.35)

Triple aspect room with double glazed windows to front, rear and side, feature fireplace with york stone surround, radiator, coved ceiling and double glazed french doors to rear.

### Landing

Loft access, two storage cupboards, airing cupboard housing immersion tank and double glazed window to side aspect.

### Master Bedroom 12'6" x 10'10" (3.81 x 3.30)

Double glazed window to front aspect, fitted wardrobes and radiator.

### Bedroom Two 11'10" x 8'1" (3.61 x 2.46)

Double glazed windows to rear and side aspect (South and West), radiator.

### Bedroom Three 11'10" x 9'3" max (3.61 x 2.82 max (3.60 x max))

Double glazed window to side aspect, panel enclosed bath, low level flush WC, pedestal wash hand basin, shaver point and part tiled walls.

### South Facing Rear Garden

Patio area coming off the rear of the property providing the ideal space for some alfresco dining, laid to lawn with decorative flower borders, trees, timber shed and side access via both sides.

### Garage 16'6" x 9'0" (5.03 x 2.74)

With power, light and up and over door.



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | <b>81</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>                            |  | <b>28</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 |           |

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