



Highview, Lancing



Offers Over
£450,000
Freehold

- Substantial Detached House
- Downstairs Cloakroom
- Detached Pitched Roof Garage
- Secluded Rear Garden
- EPC Rating - C
- Four Bedrooms One With Ensuite
- Modern Fitted Kitchen
- Off Road Parking For Three Cars
- Moments From The South Downs Giving Stunning Downland Views
- Council Tax Band - E

We are delighted to welcome to the market this substantial four bedroom detached house at the foot of The South Downs National Park in North Sompting and is offered for sale with no ongoing chain.

This family home boasts a private and secluded garden, a detached pitched roof garage, ample off road parking for multiple cars and stunning views of the countryside and would benefit a family who enjoy long country walks. Nearby is good local transport links and easy access to the A27 by car whilst Lancing Village Centre is just under two miles away providing an array of local shops, a mainline train station and various eateries. Located just a short walk from Sir Robert Woodard Academy and within catchment to well regarded local Primary Schools this property is ideal for families needing to be near schools.

Internally the property is in good decorative order and offers good living space with three bathrooms, two bright reception rooms and a modern kitchen and viewing is highly recommended.

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Accommodation

Entrance Porch

leading to:

Ground Floor Cloakroom

Low level flush W.C, wash hand basin with tiled splashback, radiator with decorative cover, double glazed frosted window to front

Lounge 18'1 x 17'8 (5.51m x 5.38m)

Carpet, wooden fireplace surround and mantle with marble effect hearth. Under stair cupboard, radiator with decorative covers, double glazed windows to front.

Dining Room 9'8 x 8'10 (2.95m x 2.69m)

Radiator, double glazed sliding patio doors to rear garden.

Kitchen 9'7 x 8'7 (2.92m x 2.62m)

Modern fitted kitchen with a range of eye and base level cupboards and work surfaces over, integrated electric oven with gas hob and extractor fan over, part tiles walls, tiled floor, double glazed window, patio door to garden.

First Floor

Bedroom One 12'8 x 11'4 (3.86m x 3.45m)

Radiator, built in wardrobes, double glazed window to the rear with views towards the South Downs.

En-suite Shower Room/ W/C

Shower unit in tiled cubicle, low level flush W.C, wash hand basin with tiled splashback, electric shaver point, radiator, double glazed frosted window to side.

Bedroom Two 11'8 x 9'4 (3.56m x 2.84m)

Radiator, carpet, double glazed window

Bedroom Three 10'2 x 7'7 (3.10m x 2.31m)

Radiator, carpet, double glazed window, over stair cupboard

Bedroom Four 9'8 x 6'9 (2.95m x 2.06m)

Radiator, carpet, double glazed window to the rear with views towards the South Downs

Family Bathroom

Part tiled walls, tiled floor, panelled bath with shower over, wash hand basin, low level flush w/c, heated towel rail, double glazed window

Outside

Garage

Detached pitched roof garage with area for storage in the roof, up and over door to front, passenger door to side.

Rear Garden

Laid mainly to lawn with secluded decked seating area, enclosed by fencing with side access to driveway and door to garage, mature shrubs and trees creating a tranquil area.

Front Garden

Mainly laid to patio with ample off road parking, flower bed

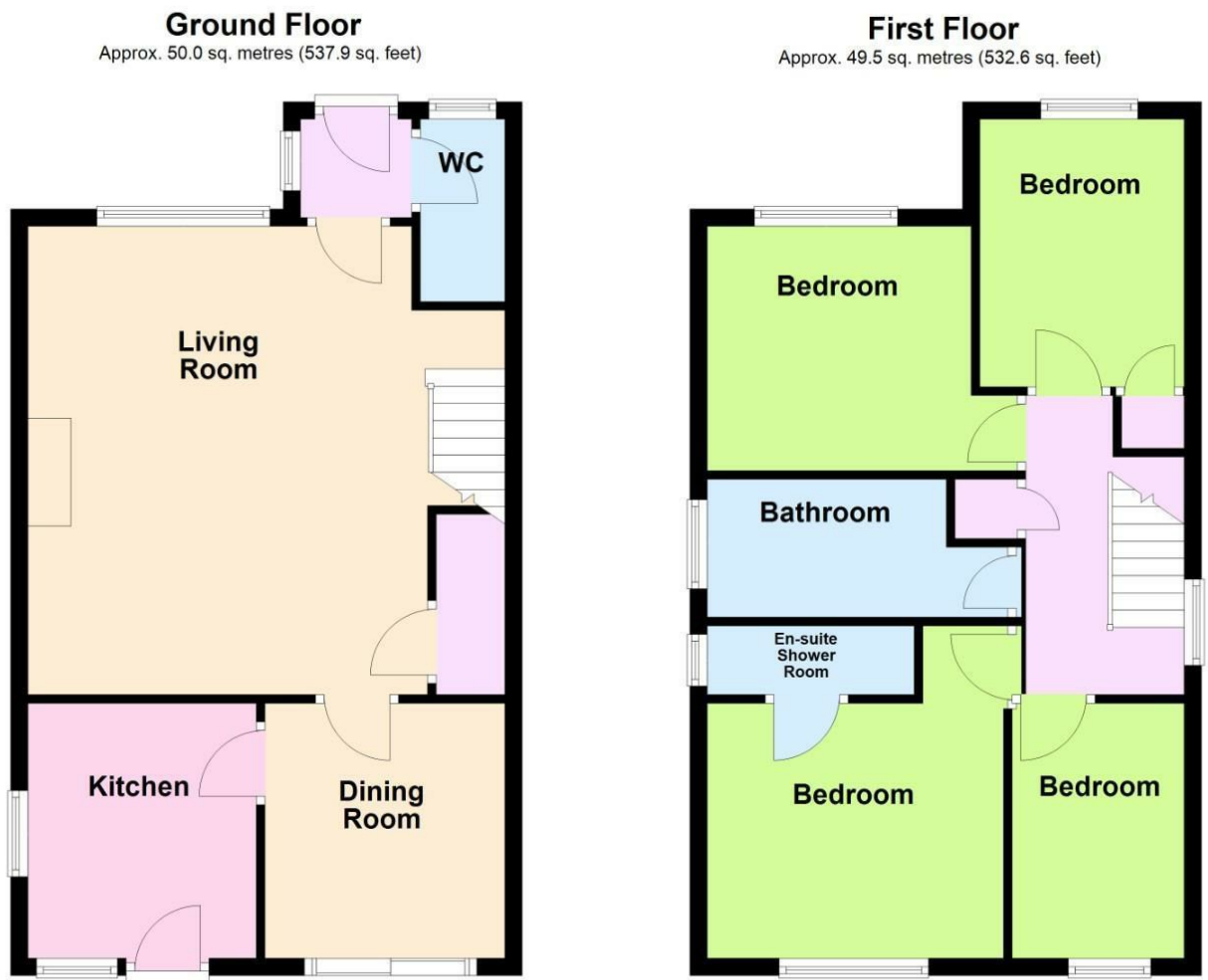
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Total area: approx. 99.5 sq. metres (1070.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		73	
(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.