



£549,950
Freehold

Alexandra Road, Lancing

- Detached Chalet Style Home
- Gated Off Street Parking
- 24ft Living Room
- Low Maintenance Gardens
- EPC: C
- Three Double Bedrooms
- Two En-Suite Bathrooms
- Contemporary Kitchen/Diner
- Close To Lancing Beach & Village Centre
- Council Tax Band: D

Robert Luff & Co are delighted to offer this beautifully presented, DETACHED chalet style home, Conveniently located in a small residential Cul-de-sac in South Lancing, just a few minutes' walk from Lancing beach and the ever popular "Perch" cafe/restaurant, this home is ideal for anyone wishing to enjoy life by the sea. Lancing village centre and mainline railway station are within easy walking distance and the 700 bus service passes along Brighton Road, providing easy access to Brighton, Worthing and beyond. The generous accommodation features: Entrance hall, 24ft living room, superb kitchen/dining room, ground floor cloakroom, converted garage providing utility room/office, first floor landing, master bedroom with en-suite bathroom and further double bedroom with en-suite shower room. Outside, there is an attractive, low maintenance rear garden and ample off street parking for multiple vehicles. VIEWING ESSENTIAL!

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Accommodation

Entrance Hall

Living Room 24'1" x 11'4" (7.34m x 3.45m)

Kitchen/Dining Room 19'8" x 13'9" (5.99m x 4.19m)

Bedroom 17'8" x 14'11" (5.38m x 4.55m)

WC

First Floor Landing

Bedroom 17'8" x 14'11" (5.38m x 4.55m)

En-Suite Bathroom

Bedroom 14'11" x 11'4" (4.55m x 3.45m)

En-Suite Shower Room

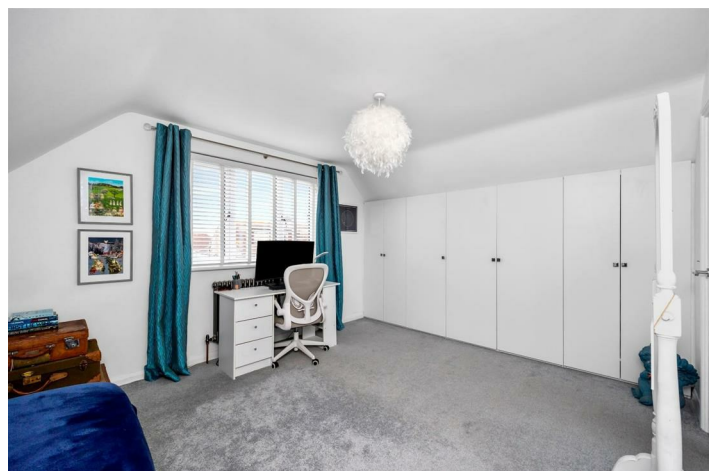
Outside

Rear Garden

Low maintenance wall and fence enclosed patio garden with decorative shingle seating area.

Front Garden

Gates leading onto block paved parking and further patio seating area.



Alexandra Road



Approximate Gross Internal Area = 135.92 sq m / 1463.03 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Vary 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.