

Price £520,000 Freehold

- Extended Detached Property
- Two Reception Rooms
- Beautiful Wrap Around Gardens Off Street Parking
- Contemporary Kitchen With Integrated Appliances
- EPC: TBC

- Three Generous Bedrooms
- Two Bathrooms (One En-Suite)
- · Gas Central Heating & Double Glazing
- Council Tax Band: D

Robert Luff & Co are delighted to offer this incredibly spacious and beautifully presented DETACHED property, conveniently located on level ground a short walk from Lancing village centre and mainline station. The property, which has been greatly improved by the current owner, features: Entrance porch, entrance hall, dual aspect living room, contemporary wet room/WC, dining/sitting room, modern fitted kitchen, and three double bedrooms (one with an en-suite shower room/WC). Outside, there are beautiful gardens to three sides and ample off street parking. VIEWING ESSENTIAL!!





# Accommodation

### **Entrance Porch**

Double glazed windows & front door, downlighters, laminate floor, radiator.

#### Entrance Hall

Coving, downlighters, loft access, utility cupboard, further cupboard with shelving and consumer unit, radiator.

### Lounge 14' x 13'2" (4.27m x 4.01m)

Double glazed windows to front & side, coving, TV aerial point, radiator.

### Bedroom 12' x 10' (3.66m x 3.05m)

Double glazed window to front & side, coving, wardrobes, radiator.

#### Bathroom

Double glazed window to side. Contemporary suite comprising: Shower enclosure with wall mounted shower, close coupled WC, vanity unit with inset wash hand basin, filed walls & floor, heated towel rail.

## Dining/Sitting Room 22'9" x 9' max (6.93m x 2.74m max)

Double doors from entrance hall, coving, TV aerial point, radiator, double glazed French Doors onto garden.

#### Kitchen 10'8" x 10' (3.25m x 3.05m)

Double glazed French Doors onto garden. Contemporary fitted kitchen comprising: Range of fitted wall and base level units, acrylic work-surfaces incorporating sink unit with mixer tap, fitted electric oven, combination microwave, oven & grill, electric hob with extractor hood over, integrated fridge/freezer and dishwasher, tiled splash-backs.

## Bedroom 11' x 9'4" (3.35m x 2.84m)

Double glazed window to front, coving, radiator.

### Bedroom 11'10" x 8'4" (3.61m x 2.54m)

Double glazed French Doors onto garden, Velux lantern window, downlighters, wardrobe, radiator.

### En-Suite Wet Room

Fully tiled walls and floor, wall mounted shower, vanity unit with inset wash hand basin with cupboard under, close coupled WC, extractor fan.

#### Outside

# South Facing Rear Garden

Patio, lawn, flower beds, outside tap, summerhouse, fence enclosed with side access.

### Timber Shed 9'6" x 6'7" (2.90m x 2.01m)

Power & light.

# Front Gardens

Laid to lawn & hedge enclosed.

#### **Parking**

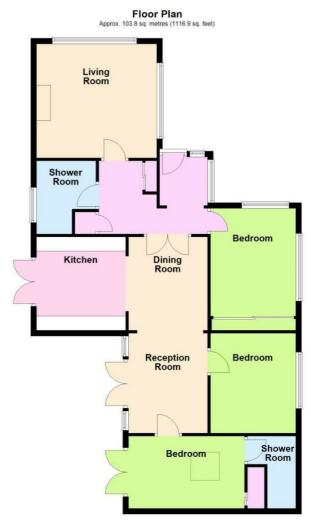
Private driveway.



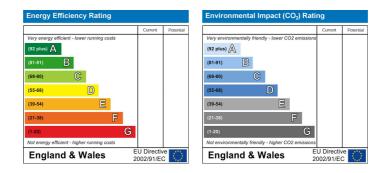








Total area: approx. 103.8 sq. metres (1116.9 sq. feet)



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