



Offers In Excess Of
£500,000
Freehold

Burnside Crescent, Lancing

- Extended Detached Property
- Two Reception Rooms
- Beautiful Wrap Around Gardens
- Contemporary Kitchen With Integrated Appliances
- EPC: TBC
- Three Generous Bedrooms
- Two Bathrooms (One En-Suite)
- Off Street Parking
- 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!!

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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 W/C, vanity unit with inset wash hand basin, tiled 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 W/C, 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)

Energy Efficiency Rating		
	Current	Potential
Very 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.