



## West End Way, Lancing

Offers In Excess Of  
£499,950  
Freehold

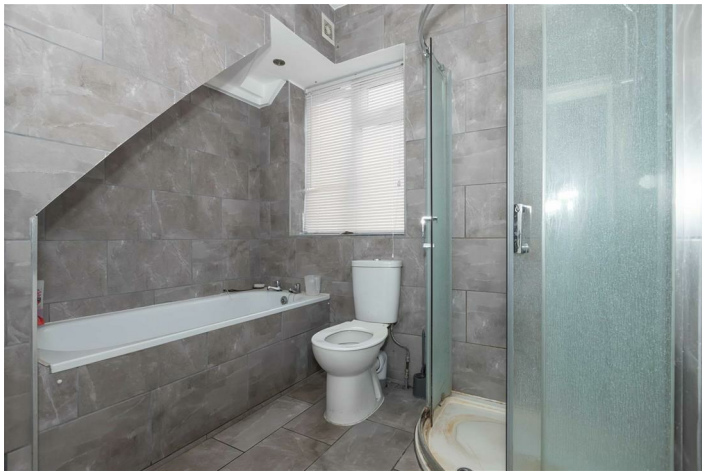
- Detached House
- Two Bathrooms
- West Facing Garden
- Close Lancing Business Park
- Council Tax Band: E
- Six Bedroom HMO
- Communal Kitchen/Social Room
- Off Street Parking
- Good Public Transport Connections
- EPC: TBC

Robert Luff & Co are delighted to present this fantastic opportunity to acquire this six bedroom HMO, currently let at £3,700 per month, conveniently located close to Lancing Business Park and just a short commute to Worthing Town Centre. The accommodation briefly comprises: Entrance hall, four ground floor letting rooms, communal bathroom, first floor landing, W/C, shared kitchen/social room, two further letting rooms and shower room. Outside, there is a Westerly aspect rear garden and off street parking.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Double glazed front door, coving, radiator.

### Bathroom

Double glazed window to front, tile enclosed bath, shower enclosure, close coupled WC, radiator.

### Room One 10' x 9' (3.05m x 2.74m)

Double glazed window to front, radiator

### Room Two

### Room Three

### Room Four 12' x 10' (3.66m x 3.05m)

Double glazed window to rear, radiator.

### First Floor Landing

Double glazed windows to front & side, large storage cupboard.

### WC

Double glazed window to front, close coupled WC, wash hand basin.

### Kitchen/Social Space 13'10" x 12' (4.22m x 3.66m)

Double glazed windows to front & rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, gas hob, electric oven, tiled splashbacks, space & plumbing for washing machine, radiator.

### Inner Hall

Door to balcony with timber steps into garden.

### Shower Room

Part tiled walls, shower enclosure with wall mounted electric shower, wash hand basin.

### Room Five 11'1" x 10'2" (3.38m x 3.10m)

Double glazed windows, radiator.

### Room Six

Double glazed window to front, radiator.

### Outside

### Rear Garden

Fence enclosed.

### Parking

Ample parking for multiple vehicles.



Floorplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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	

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.