



Sussex Road, Lancing



Guide Price
£450,000
Freehold

- Semi-Detached Chalet Home
- Two Bathrooms
- West Facing Garden
- Siding Onto Playing Field And Allotments
- EPC: D
- Four Bedrooms
- Beautiful Fitted Kitchen With Quartz Worksurfaces
- Ample Off Street Parking
- Fantastic Views
- Council Tax Band: C

GUIDE PRICE £450,000 - £475,000 Robert Luff & Co are delighted to present this beautifully presented semi-detached chalet style home, enviably located on a private road siding onto a playing field and allotments in the popular West Beach area. Shoreham High Street with its fine array of independent shops, bars, cafe's and restaurants is within a 1 mile radius and Widewater Nature Reserve and beach are just a few minutes' walk away. The generous accommodation comprises: Entrance hall, through lounge/dining room, stunning fitted kitchen with quartz worksurfaces and integrated appliances, ground floor bedroom with en-suite shower room, first floor landing, three bedrooms and contemporary bathroom with double ended bath and separate shower enclosure. Outside, there is a well maintained, secluded West facing rear garden and ample off street parking to the front. The property further benefits from gas central heating, double glazing and superb countryside views. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Double glazed windows to front & side, double glazed front door.

Bedroom 9'9" x 7'9" (2.97m x 2.36m)

Double glazed window to front, radiator.

En-Suite Shower Room

Cupboard housing combination boiler, further cupboard with space for tumble dryer. Fitted suite comprising: Shower enclosure, close coupled WC, vanity unit with wash hand basin, heated towel rail.

Lounge/Dining Room 23'2" x 11'1" (7.06m x 3.38m)

Double glazed window to front, double glazed patio doors to rear, downlighters, built in bookshelves and entertainment unit, upright radiator and further radiator.

Kitchen 12' x 10'6" (3.66m x 3.20m)

Double glazed window to rear. Fitted kitchen comprising: Range of fitted wall and base level units, quartz work surfaces and breakfast bar, sink unit, mixer tap with filtered cold water function, induction hob with extractor hood over, one and a half stacked electric ovens, built in microwave, integrated washing machine & dishwasher, space for American style fridge/freezer, quartz upstands.

First Floor Landing

Bedroom One 12'2" x 11' (3.71m x 3.35m)

Double glazed window to front with fantastic countryside views, built in wardrobe, radiator.

Bedroom Two 11'5" x 8' (3.48m x 2.44m)

Double glazed window to rear, radiator.

Bedroom Three 12'2" x 7'10" (3.71m x 2.39m)

Double glazed window to front with fantastic countryside views, wardrobe, radiator.

Bathroom 10'10" x 8' max (3.30m x 2.44m max)

Double glazed window to rear. Fitted suite comprising: Double ended bath with mixer tap, shower enclosure, vanity unit with wash hand basin, close coupled WC, downlighters, part tiled walls, tiled floor.

Outside

West Facing Rear Garden

Decking leading from the rear of the property, lawn, large timber shed, outside tap & lights, side access and gate onto playing field.

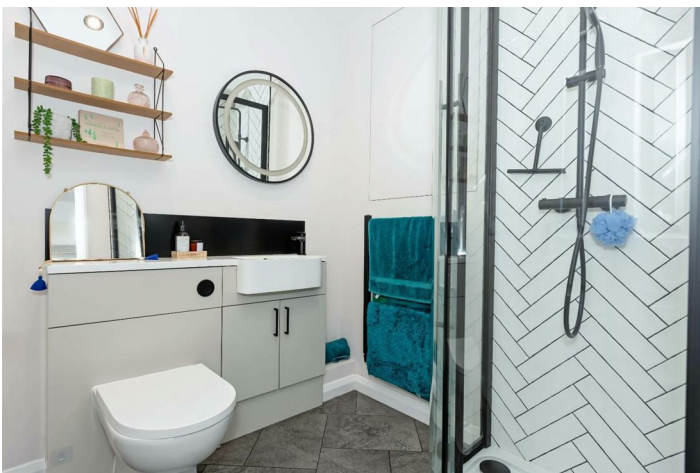
Parking

Ample parking for two cars.

3-7 South Street, Lancing, West Sussex, BN15 8AE

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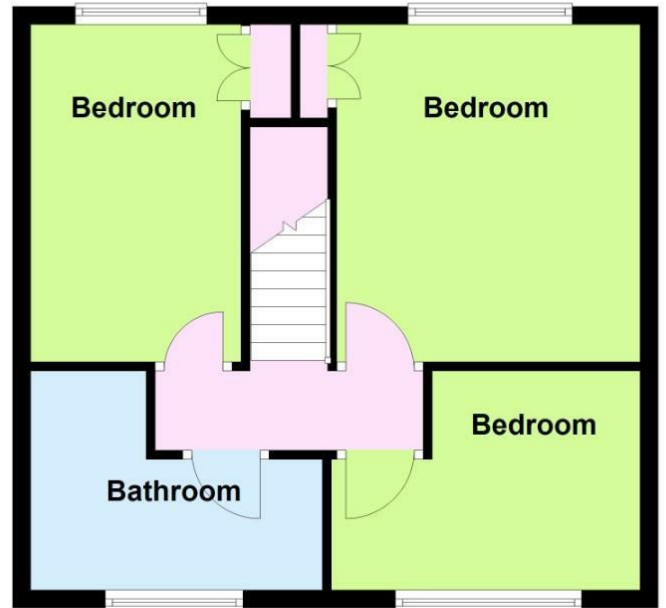
Ground Floor

Approx. 52.4 sq. metres (564.4 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.1 sq. feet)



Total area: approx. 95.2 sq. metres (1024.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		63	
(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.