



Western Road, Lancing



Price
£350,000
Freehold

- Three Bedroom Semi-Detached House
- Low Maintenance Rear Garden
- Close To Local Transport Links & Amenities
- Lounge Dining Room With Floor To Ceiling Windows
- EPC Rating - D
- Garage & Parking To Rear
- In Good Decorative Order Throughout
- Two Double Bedrooms With Built In Storage & Further Single
- Short Walk Away From Lancing Village & Seafront
- Council Tax Band - C

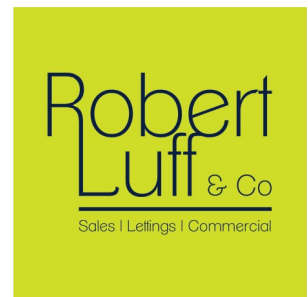
Robert Luff & Co are delighted to welcome to the market this three bedroom semi-detached house offering a garage en-bloc providing parking. The property benefits a low maintenance rear garden laid to lawn and enclosed by fencing giving rear access to the garage and a pretty front garden with mature flower beds.

Internally the house offers a large lounge dining room with floor to ceiling windows to the front, allowing ample light to shine through, a good size kitchen, two double bedrooms with a further single bedroom and a family bathroom.

Local shops can be found close by whilst Lancing Village Centre sits just a short walk away offering a variety of shops and eateries. This home also benefits from being within a short walk of Brooklands nature reserve and Lancing Beach with its array of water sports, sauna & ice bath facilities and the ever popular Perch Cafe.

This is a wonderful home that would families, first time buyers and downsizers alike. Call now to book your viewing

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Accommodation

Front Door

Leading to:

Entrance Hall

Carpet, radiator, stairs to first floor, door to:

Lounge/Dining Room 25'11 x 13'00 (7.90m x 3.96m)

Carpet, floor to ceiling double glazed window, radiator, carpet to lounge, wood flooring to dining area, double glazed sliding door to garden, door to:

Kitchen 9'03 x 9'10 (2.82m x 3.00m)

Vinyl flooring, range of eye and base level cupboards with worksurfaces over, stainless steel sink drainer, space for fridge freezer, eye level double oven, space for washing machine, space for tumble dryer, built in larder, boiler housed on the wall

First Floor Landing

Carpet, built in storage, loft access, doors to:

Bedroom One 9'05 x 12'02 (2.87m x 3.71m)

Carpet, double glazed window, radiator, built in wardrobes

Bedroom Two 11'11 x 8'05 (3.63m x 2.57m)

Carpet, double glazed window, radiator, built in wardrobe,

Bedroom Three 9'00 x 7'08 (2.74m x 2.34m)

Carpet, double glazed window, radiator, built in storage

Outside

Rear Garden

Mainly laid to lawn, patio area, raised flower beds, enclosed by fencing, rear and side access

Front Garden

Mainly laid to lawn with mature flower beds, path leading to front door

Garage

Up and over door, en-bloc



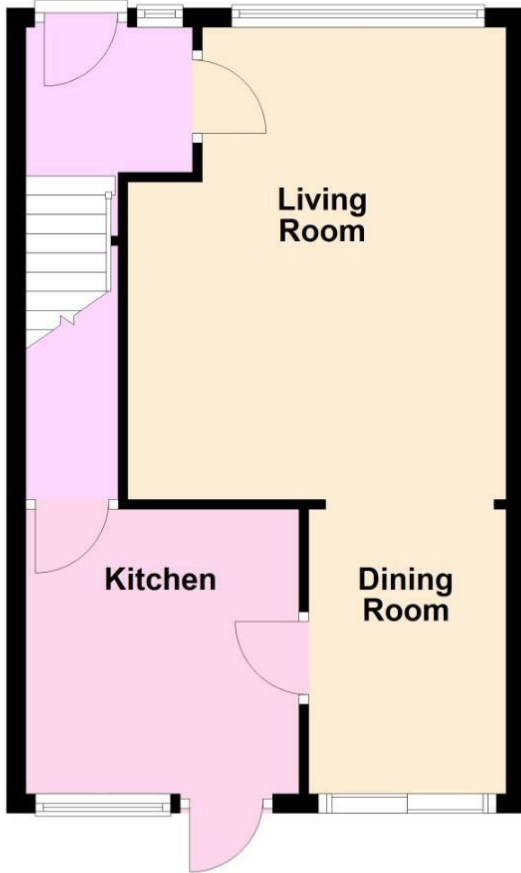
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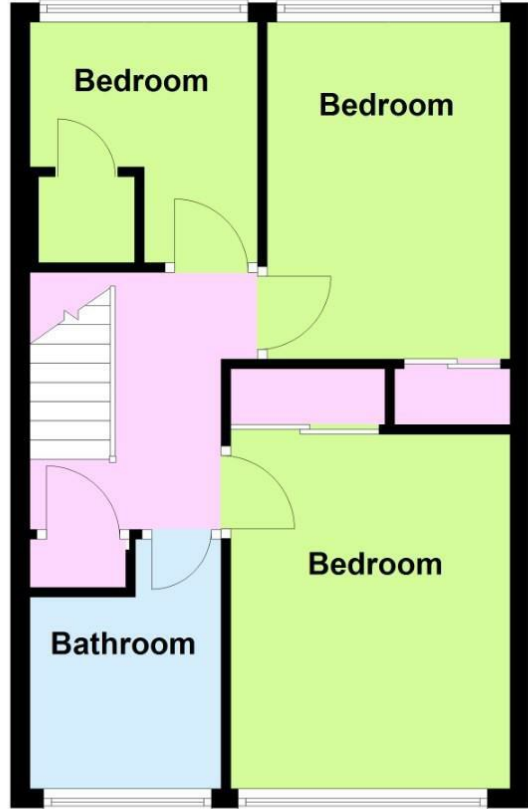
Ground Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



First Floor

Approx. 39.8 sq. metres (428.4 sq. feet)



Total area: approx. 79.6 sq. metres (856.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.