



Elizabeth Place, Lancing

Guide Price
£400,000
 Freehold

- Extended Family Home
- Currently Arranged As A Five Bedroom House
- Large Open Plan Kitchen & Dining Room
- Popular Sompting Location Close To Local Transport Links
- EPC Rating - C
- Offers Versatile Living Arrangements
- Off Road Parking For Two Cars
- Low Maintenance Rear Garden
- Downstairs W/C & Modern Family Bathroom
- Council Tax Band C

Robert Luff & Co are delighted to welcome this extended property that offers endless possibilities for its new owners. This delightful house boasts four bedrooms, a family bathroom, and a spacious reception room perfect for entertaining guests or relaxing with family. Currently configured as a five-bedroom house, this property presents a unique opportunity for customization. Imagine transforming it into a luxurious master bedroom with an en suite, along with two additional double bedrooms - the choice is yours!

The heart of this home is the extended modern kitchen, complete with an island for casual dining and a dining area for more formal meals. The kitchen is perfect for whipping up culinary delights while enjoying the company of loved ones.

Step outside to discover a low-maintenance rear garden, featuring a hot tub area for ultimate relaxation. With rear access, this outdoor space is ideal for hosting summer barbecues or simply unwinding after a long day.

Convenience is key at this property, with off-road parking for two cars, a downstairs W/C, and a modern family bathroom. Additionally, the house is situated close to local amenities and transport links, whilst Brooklands Nature Reserve and Lancing Beach is just a short walk away ensuring that everything you need is within easy reach.

Don't miss out on the opportunity to make this house your own - Elizabeth Place is ready to welcome you home!

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Accommodation

Front Door

Leading to:

Porch

Internal door to:

Entrance Hall

LVT flooring, radiator, doors to:

Downstairs Cloakroom

LVT flooring, low level flush w/c, wash hand basin, double glazed window

Lounge 14'01 x 11'0 (4.29m x 3.35m)

Carpet, double glazed window, radiator, feature TV wall

Kitchen/Dining 17'06 x 22'08 (5.33m x 6.91m)

LVT flooring, double glazed window, range of eye and base level cupboards with work surfaces, space for dishwasher and washing machine, sink drainer with mixer tap, space for double width oven with hob over, island with storage under and seating, breakfast bar for seating, opening to dining space with double glazed patio doors to garden

First Floor

Landing

Carpet, doors to:

Bedroom One 13'08 x 11'01 (4.17m x 3.38m)

Carpet, Radiator, double glazed window, built in wardrobe

Bedroom Two 12'04 x 8'06 (3.76m x 2.59m)

Carpet, Radiator, double glazed window, built in wardrobe

Bathroom

LVT flooring, double glazed window, panelled bath with shower over, wash hand basin, low level flush w/c heated towel rail

Office/Dressing Room 8'09 x 8'10 (2.67m x 2.69m)

Carpet, Radiator, double glazed window, stairs to second flooring

Second Floor

Bedroom Three 14'00 x 10'06 (4.27m x 3.20m)

Carpet, Radiator, 2 x double glazed Velux window, plumbing for bath, door to:

Bedroom Four 6'09 x 14'01 (2.06m x 4.29m)

Carpet, 2 x double glazed Velux windows, Eaves storage,

Outside

Rear Garden

Mainly laid to artificial grass, hot tub area with pergola, enclosed by fencing with rear access.

Front

Laid to driveway with parking for two cars.



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

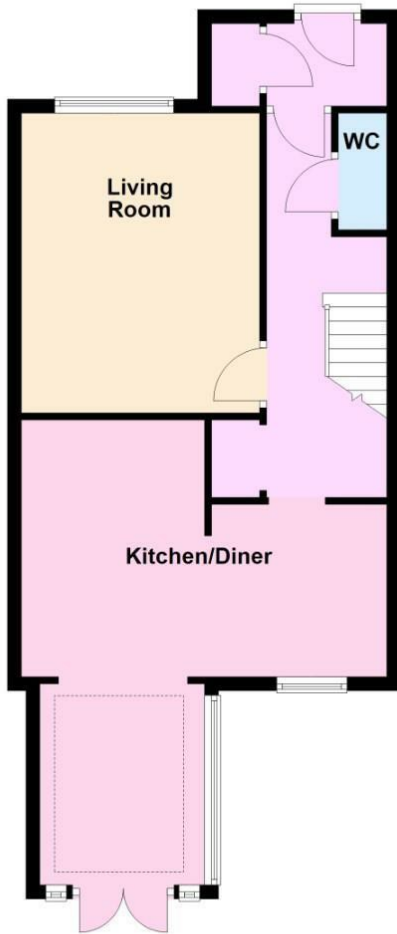
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Floorplan

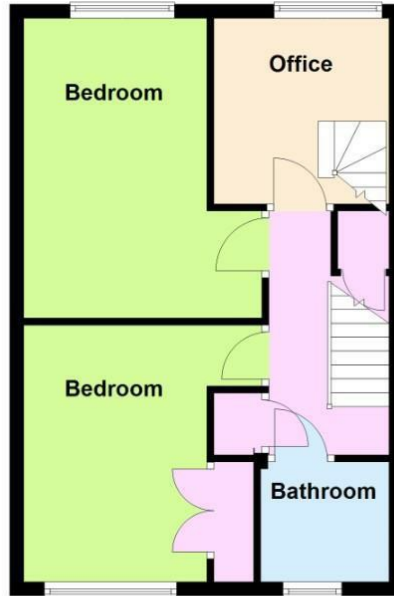
Ground Floor

Approx. 53.1 sq. metres (571.6 sq. feet)



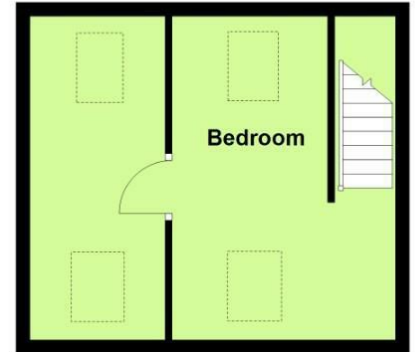
First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Second Floor

Approx. 13.1 sq. metres (141.3 sq. feet)



Total area: approx. 109.0 sq. metres (1172.9 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.