

Asking Price £400,000 Freehold

# Freshbrook Road, Lancing

- · Three Storey Family Home
- Two Reception Rooms
- Approx. 75FT South Facing Garden With Cabin
- Three Double Bedrooms
- Kitchen/Breakfast Room
- Off Street Parking
- Close To Village Centre, Schools Bathroom & Separate WC & Mainline Station
- FPC: D

Council Tax Band: B.

Robert Luff & Co are delighted to present this INCREDIBLY SPACIOUS, THREE STOREY HOUSE conveniently located just a short walk from Lancing village centre and mainline railway station. Well regarded Seaside Primary School is close by and Lancing Beach is within a half mile radius. The generous accommodation comprises: Entrance hall, living room, separate dining room, extended kitchen/breakfast room, first floor landing, two double bedrooms, bathroom & separate WC, second floor, further double bedroom. Outside, there is an approx. 75FT SOUTH FACING REAR GARDEN with TIMBER CABIN and ample off street parking to the front. VIEWING ESSENTIAL!!











### Accommodation

#### Entrance Hall

Double glazed window and front door, understairs coats cupboard, further understairs cupboard housing electrical consumer unit, dado rail, radiator.

### Lounge 13'10" x 11' (4.22m x 3.35m)

Double glazed box bay window to front, feature fireplace, TV point, radiator.

Dining Room 11'5" x 10'9" (3.48m x 3.28m)

Feature cast iron fireplace with tiled inserts, TV point, radiator.

## Kitchen/Breakfast Room 18'6" narrowing to 9'7" x 14'3" (5.64m narrowing to 2.92m x 4.34m)

Lantern window, double glazed windows and French doors. Range of fitted wall & base level units, fitted sparkle effect work surfaces incorporating stainless steel single drainer sink unit with mixer tap, fitted electric oven, grill & gas hob with extractor hood over, breakfast bar, space & plumbing for washing machine, tiled splash-backs, downlighters, radiator.

#### First Floor Landing

Stairs from entrance hall, dado rail & wall mounted central heating thermostat.

Bedroom One 11'7" x 11' (3.53m x 3.35m)

Double glazed window to front, radiator.

# Bedroom Two 11'1" x 8'7" excluding wardrobe depth (3.38m x 2.62m excluding wardrobe depth)

Double glazed window to rear, wardrobes, picture rail, radiator.

#### Bathroom

Double glazed window to rear, part tiled walls, cupboard housing combination boiler, radiator. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin.

#### Separate WC

Frosted double glazed window to front, part tiled walls, wall mounted wash hand basin.

### Second Floor

Coving, stairs from first floor landing.

## Bedroom Three 13'6" x 11' max (4.11m x 3.35m max)

Double glazed window to rear, double glazed Velux window to front, coving, built in wardrobe, radiator.

### Outside

## South Facing rear Garden approx 75' (approx 22.86m)

Composite decking, lawn, well stocked flower beds, patio with timber pergola over, power point for hot tub, further lawn, outside power, light & water tap, fence enclosed with rear access via gate.

### Cabin 10'6" x 10'6" (3.20m x 3.20m)

Timber construction. Windows, doors, power & light.

#### **Parkina**

Dropped kerb to front accessing off street parking hardstand.







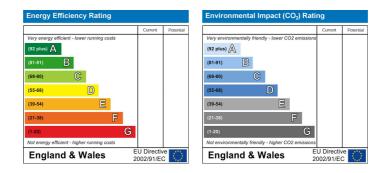








Total area: approx. 105.0 sq. metres (1130.3 sq. feet)



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