



Asking Price
£400,000
Freehold

Freshbrook Road, Lancing

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

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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.

Parking

Dropped kerb to front accessing off street parking hardstand.

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


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