

Offers In The Region Of
£525,000
 Freehold

Old Salts Farm Road, Lancing

- Detached Chalet Home
- Four Double Bedrooms
- Gated Driveway
- Ample off-Road Parking
- Spacious Balcony
- Enclosed Gardens
- EPC Rating - TBC
- Council Tax Band - TBC

Robert Luff & Co are delighted to bring to market this individual detached residence tucked away in a secluded position in South Lancing. Just a few minutes' walk from the beach and within easy reach of the Village centre and mainline railway, this property really does offer a sense of retreat, whilst all amenities are on the doorstep. As you enter through the double gates, you are presented with plenty of off street parking and, with the gates closed, a secure place for children and pets. Moving inside, there is an enclosed porch, entrance hall, modern open plan kitchen/dining room, utility room with door to integral garage, spacious lounge with impressive inglenook fireplace and woodburner, ground floor double bedroom and bathroom, first floor landing, double bedroom with balcony, two further double bedrooms, shower room and separate WC. To the rear of the property, there is further secure rear garden. VIEWING A MUST!!

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Accommodation

Front Garden/Off Road Parking

Double gates. Mainly laid to car hard standing which provides ample off road parking. Decorative flower beds.

Enclosed Entrance Porch

Double glazed windows and door with inner door to:

Entrance Hall

Double glazed door and windows. Radiator. Telephone point.

Living Room 26'2" x 17'4" (8.00 x 5.3)

Double glazed windows and patio door. Radiator. Inglenook fireplace. Spiral staircase leading to first floor landing.

Bedroom Four 12'5" x 10'2" (3.80 x 3.10)

Double glazed bay window to front. Radiator.

Bathroom

Corner bath with mixer tap and shower over. Vanity wash hand basin. Low level flush WC. Radiator. Fully tiled walls. Ladder radiator.

Kitchen/Breakfast Room 24'3" x 9'10" (7.40 x 3.00)

Double glazed windows to front and rear aspect. Range of fitted of wall and base units. Work surface incorporating breakfast bar and a one and a half bowl sink unit with mixer tap and drainer. Radiator. Space for 'Range' cooker. Feature splash back. Space for 'American' style fridge/freezer and dishwasher. Down lights.

Utility Room

Double glazed window and back door. Space and plumbing for automatic washing machine and tumble dryer. Wall mounted 'Vaillant' combination boiler.

Landing

Two velux windows. Radiator. Storage into the eaves.

Master Bedroom 13'1" x 9'10" (4.00 x 3.00)

Double glazed velux window and French doors out to South facing balcony. Radiator. Cupboard space.

Shower Room

Velux window to rear aspect. Radiator. Walk-in shower enclosure.

Separate WC

Low level flush WC. Pedestal wash hand basin. Radiator.

Bedroom Three 9'6" x 8'2" (2.90 x 2.50)

Double glazed velux window to front aspect. Radiator.

Bedroom Two 13'1" x 7'10" (4.00 x 2.40)

Two velux windows to front aspect. Radiator.

Rear Garden

Mainly laid to lawn with decorative flower beds and a greenhouse.

Garage 16'11" x 8'11" (5.18 x 2.74)

Up and over door. Power and light and internal door.

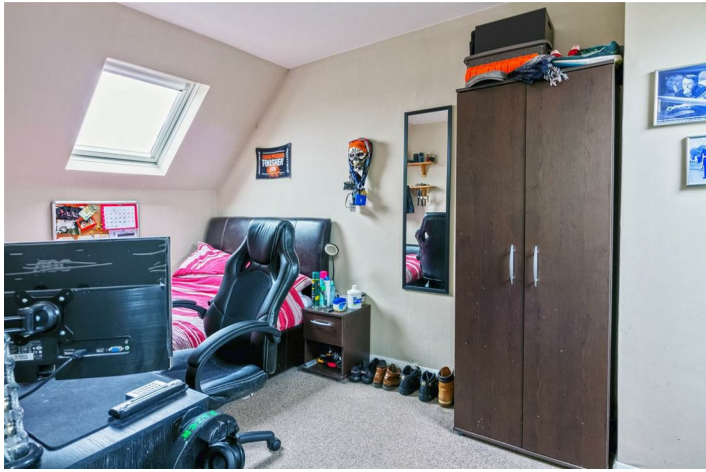
AGENT NOTE

Please note the pictures where taken prior to current occupancy so the property may slightly differ once viewed.

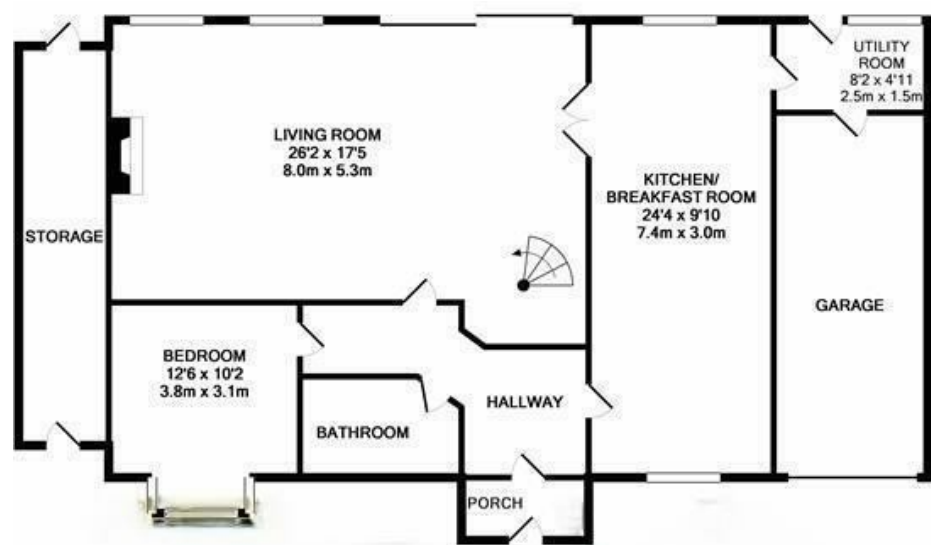
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating	
	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	
	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.