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Description

Robert Luff & Co are delighted to present this fantastic THREE STOREY PERIOD HOME, ideally located just a short walk from Lancing Beach, village centre and mainline railway station. Several well regarded schools are close by and the 700 bus service passes along Brighton Road providing easy access to Brighton, Worthing & beyond. The generous accommodation comprises: Entrance hall, living room with feature cast iron fireplace, beautiful fitted kitchen/dining room, first floor landing, two double bedrooms and modern family bathroom, second floor, two further bedrooms. Outside, there is a good size, low maintenance rear garden. Benefits include recent double glazed windows throughout and a new combination boiler (2024). VIEWING ESSENTIAL!!

Key Features

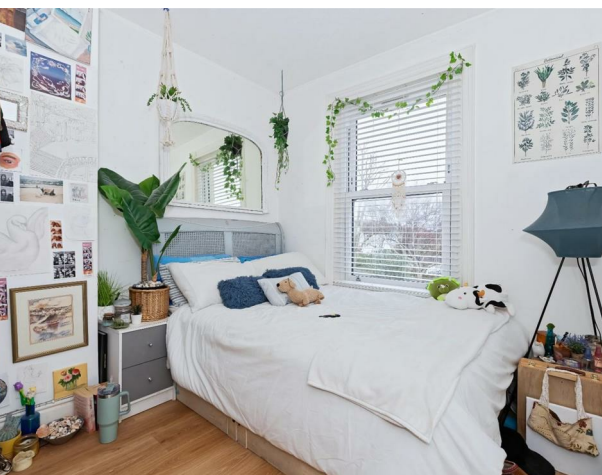
- Three Storey Period Home
- Contemporary Kitchen/Dining Room
- Good Size Rear Garden
- Double Glazed Sash Windows
- EPC: D
- Four Bedrooms
- Living Room With Feature Fireplace
- Close To Beach, Village Centre & Mainline Station
- Gas Central Heating
- Council Tax Band: C



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Entrance Hallway

Double glazed front door, laminate flooring.

Lounge

4.65m x 3.35m (15'03 x 11'00)

Double glazed sash windows with shutter blinds to front. Coving. Feature fireplace. Alcove cupboards. Stripped wood flooring. Radiator.

Kitchen

4.52m x 4.27m (14'9" x 14'0")

Double glazed window and door to rear. Range of fitted wall & base level units, fitted worksurfaces incorporating single drainer sink unit with mixer tap, integrated electric oven, gas hob & extractor hood, dishwasher, washing machine and freezer, feature perspex splash-back, upright radiator, laminate flooring.

First Floor Landing

Stairs from entrance hall.

Bedroom

4.45m x 3.71m (14'07 x 12'02)

Double glazed sash windows to front. Fitted wardrobes. Coving.

Bathroom

Frosted double glazed sash window to rear. Fitted suite comprising: 'P' shaped bath with mixer tap & shower over, vanity unit with inset wash hand basin, close coupled WC, ladder radiator, part tiled walls,

Bedroom

2.90m x 2.64m (9'06 x 8'08)

Double glazed sash window to rear, Radiator.

Second Floor Landing

Stairs from first floor.

Bedroom

4.06m x 3.20m (13'04 x 10'06)

Double glazed sash window to front. Radiator.

Bedroom

4.06m x 3.18m (13'04 x 10'05)

Double glazed sash window. Door into eaves storage. Radiator.

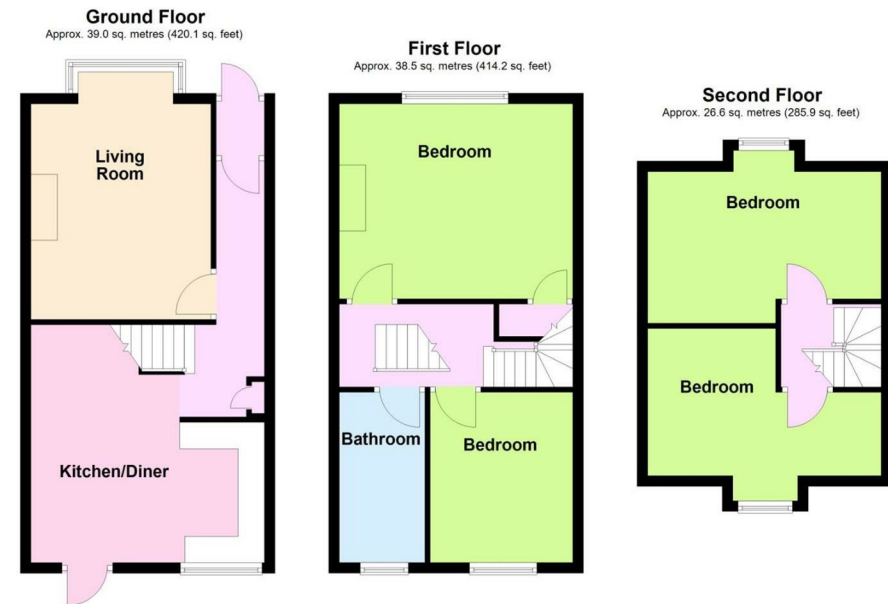
Outside

Rear Garden

Fence enclosed. Decking, artificial grass, flowerbeds, timber shed.



Floor Plan Cecil Road



Total area: approx. 104.1 sq. metres (1120.2 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.

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