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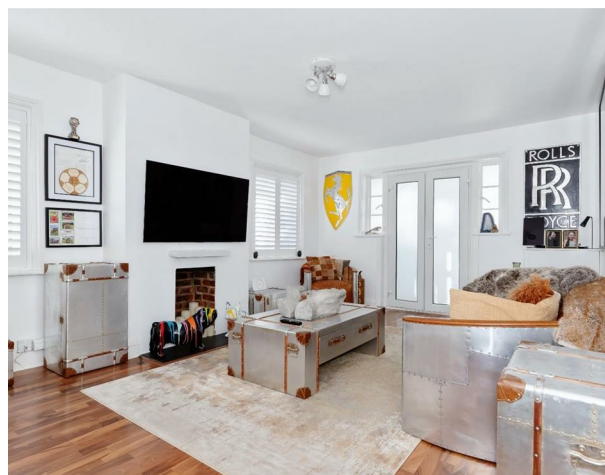


Description

Robert Luff & Co are delighted to welcome to the market this fabulous detached home located in an ideal position within a moments walk to Lancing Beach and Brooklands Nature Reserve. Internally this property comprises two reception rooms one of which takes benefits from an open fireplace, a downstairs double bedroom and modern shower room and luxury fitted kitchen whilst upstairs lends two further bedrooms and family bathroom. Externally this wonderful residence benefits from ample off road parking for multiple cars and a spacious secluded rear garden which is surrounded by mature shrubs and trees and offers a peaceful haven for alfresco living. West End Way is a no-through road which is located close to the popular 700 Bus route offering regular services to Brighton & Worthing whilst Lancing Village with its array of local shops, cafes and mainline train station is a short distance away.

Key Features

- Detached Three Bedroom Beach Residence
- Family Bathroom & Additional Downstairs Shower Room
- Ample Off Road Parking For Multiple Vehicles
- Close To Brooklands Nature Reserve
- Open Fireplace To Second Reception Room
- Two Reception Rooms
- Spacious Rear Garden
- Located Within A Moments Walk To Lancing Beach
- Beautifully Presented Throughout
- Council Tax Band - D



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Robert
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Porch

Leading to:

Reception Room

5.46m x 3.68m (17'11 x 12'01)

Wood laminate, 2 x double glazed windows, radiator

Bedroom Three

2.44m x 3.63m (8'00 x 11'11)

Carpet, Radiator, 2 x double glazed window

Shower Room

Tiled floor, double glazed window, walk in shower cubicle, wash hand basin in vanity unit, heated towel rail, low level flush w/c,

Kitchen

2.44m x 4.17m (8'0 x 13'8)

Tiled floor, double glazed window, double glazed patio door to garden, range of fitted eye and base level cupboards with work surfaces over, space; dishwasher, washing machine, fridge freezer. Boiler housed in cupboard, stainless steel sink drainer.

Reception Room

3.68m x 5.21m (12'01 x 17'01)

Wood laminated flooring, 2 x double glazed windows, radiator, open fireplace, stairs to:

First Floor

Landing

Carpet, doors to:

Bedroom One

3.07m x 3.86m (10'01 x 12'08)

carpet, radiator, double glazed window, eaves storage

Bedroom Two

3.07m x 2.82m (10'01 x 9'3)

Wood Laminate flooring, radiator, eaves storage, doors to:

Storage Area

Double glazed window

Bathroom

Velux window, low level flush w/c & wash hand basin in vanity unit, panelled bath, vinyl floor, fully tiled walls.

Outside

Rear Garden

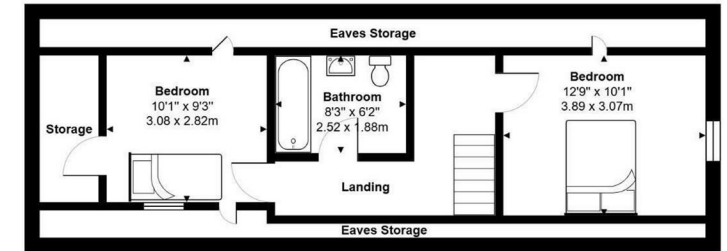
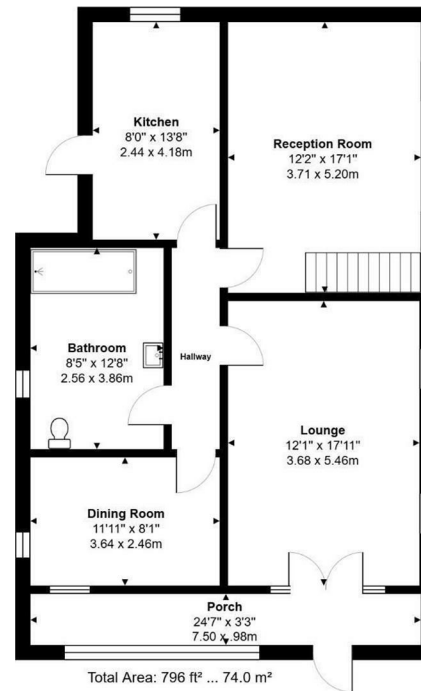
Mainly laid to lawn enclosed by fencing with side access, mature borders with shrubs and trees creating privacy, shed/workshop

Front

Dropped kerb, laid to stone, off road parking for multiple vehicles



Floor Plan West End Way



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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