



2



5



2





## Description

Robert Luff & Co are delighted to welcome to the market this outstanding extended family home a moments walk from Lancing beach. Internally the property offers versatile downstairs living space perfect for entertaining or for multi generational loving and comprises; spacious lounge dining room, additional reception room which could be used a bedroom, large extension currently used as a second lounge and bar area, modern fitted kitchen, utility room and downstairs w/c, upstairs the space continues with four good size bedrooms, family bathroom and en-suite shower room. Outside the property boasts a large rear garden with covered hot tub and seating area, side access and area housing a green house. This ideal family home not only boasts ample space but is located in a prime location within walking distance of Lancing Village Centre offering bars, restaurants and shops along with a mainline train station and local bus routes and is finished to a high standard throughout.



## Key Features

- Beautifully Presented Detached Family Home
- Downstairs W/C & Bedroom Ideal For Multi Generational Living
- Rear Extension Currently Arranged As A Bar Area
- Modern Fitted Kitchen With Integrated Appliances
- Ideal Location Close To Beach & Local Amenities
- Main Bedroom With En-Suite Shower Room
- Versatile Living Spaces
- Large Garden With Covered Hot Tub & Seating Area
- Off Road Parking
- Underfloor Heating To Ground Floor



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co





**Front Door**  
leading to:

**Hallway**  
Ceramic tiles with underfloor heating, stairs to first floor, radiator, door to:

**Downstairs Cloakroom**  
Fully tiled, wash hand basin low level flush w/c, double glazed window

**Lounge/Dining Room**  
Ceramic tiles with underfloor heating, with carpet in the lounge area, double glazed bay window, log fire with surround, bi-fold doors to extension

**Kitchen**  
Ceramic tiles with underfloor heating, range of eye and base level cupboards with surfaces over, integrated Bosch induction hob with hidden extractor, integrated dishwasher, integrated fridge freezer, integrated wine cooler, inset sink drainer with Quooker tap over, glass mirrored splash backs, double Bosch oven.

**Utility Room**  
Ceramic tiles with underfloor heating, plumbing for washing machine, space for tumble dryer, space for fridge freezer

**Second Reception Room/Bedroom**  
Ceramic tiles with underfloor heating, double glazed window, radiator

**Reception Room/Bar**  
Wood laminate flooring, drinks fridge, bar area with seating, TV point, bi-fold doors to garden

**First Floor**

**Bedroom One**  
Steps down, carpet, built in storage, double glazed window, radiator, door to:

**Ensuite Shower Room**  
Vinyl flooring, fully tiled, wash hand basin, low level flush, walk in shower cubicle

**Bedroom Two**  
Carpet, double glazed window, radiator, built in storage

**Bedroom Three**  
Carpet, double glazed window, radiator,

**Bedroom Four**  
Carpet, double glazed window, radiator, built in storage

robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co

### Shower Room

Vinyl flooring, wash hand basin, walk in shower with rainfall shower head, low level flush w/c, heated towel rail, fully tiled, double glazed window

### Outside

#### Rear Garden

Enclosed by fencing mainly laid to lawn and artificial lawn with mature flower beds, covered seating and hot tub area, area housing greenhouse. side access

#### Front

Laid to lawn and concrete driveway with dropped kerb



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co





robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co





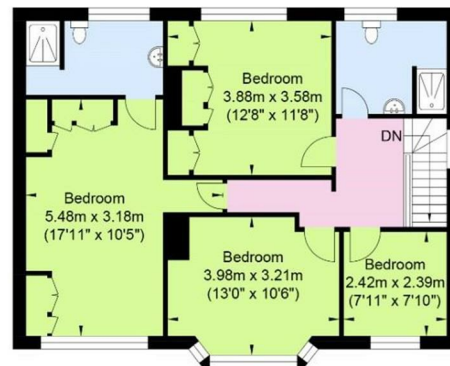
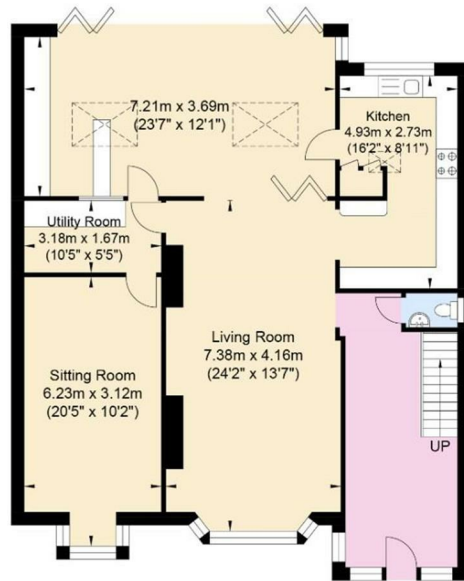
robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co

## Floor Plan Elm Grove

### Elm Grove



Ground Floor  
Approximate Floor Area  
1217.61 sq ft  
(113.12 sq m)

First Floor  
Approximate Floor Area  
777.36 sq ft  
(72.22 sq m)

Approximate Gross Internal Area = 185.34 sq m / 1994.98 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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.

robertluff.co.uk

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

01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co