



4



1



2



B



Description

Robert Luff & Co are delighted to present this spacious FOUR BEDROOM TOWNHOUSE, ideally located just a short walk from Lancing village centre and mainline railway station. The generous accommodation comprises: Entrance hall, fitted kitchen with integrated appliances, "L" shaped lounge/dining room, ground floor WC, first floor landing, PRIMARY BEDROOM WITH FULL SIZE EN-SUITE BATHROOM, further bedroom, second floor landing, two further double bedrooms and family bathroom. Outside, there is a low maintenance WEST FACING REAR GARDEN and ample parking to front.



Key Features

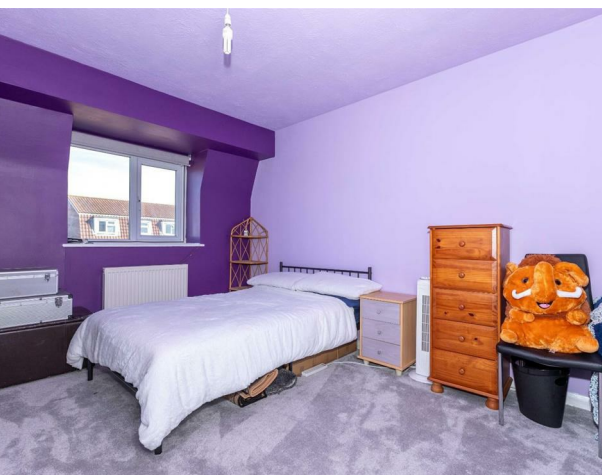
- Four Double Bedroom Town House
- Off Road Parking
- Owned Solar Panels Generating Free Electricity
- No Ongoing Chain
- En-Suite Bathroom & Family Bathroom
- Close To Lancing Train Station
- Low Maintenance West Facing Rear Garden
- Council Tax Band B & EPC Rating B
- Downstairs W/C
- Walking Distance From Sir Robert Woodard Secondary School



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Entrance Hall

Kitchen

3.30m x 2.74m (10'10 x 9)

W/C

"L" Shaped Lounge Dining Room

5.28m x 4.67m max (17'4 x 15'4 max)

First Floor Landing

Bedroom One

5.74m x 2.79m (18'10 x 9'2)

En-Suite Bathroom

Bedroom Four

2.97m x 2.82m (9'9 x 9'3)

Second Floor Landing

Bedroom Two

4.83m x 3.81m (15'10 x 12'6)

Bedroom Three

3.84m x 2.92m (12'7 x 9'7)

Bathroom

Outside

West Facing Rear Garden

Patio, shingle area, timber shed, fence enclosed with rear access via gate

Off Street Parking

block paved to front providing ample off street parking for multiple vehicles



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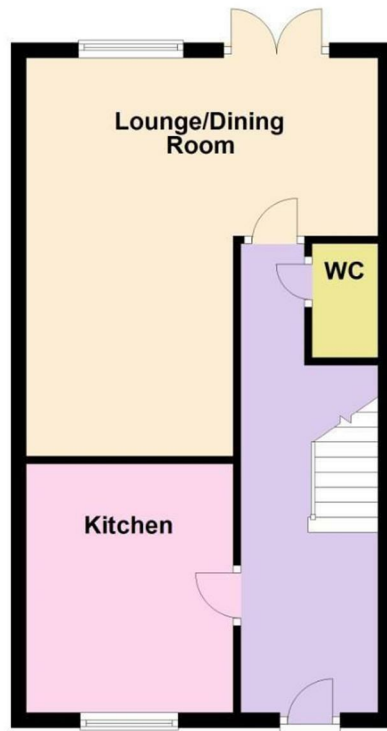
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Floor Plan Hurstfield

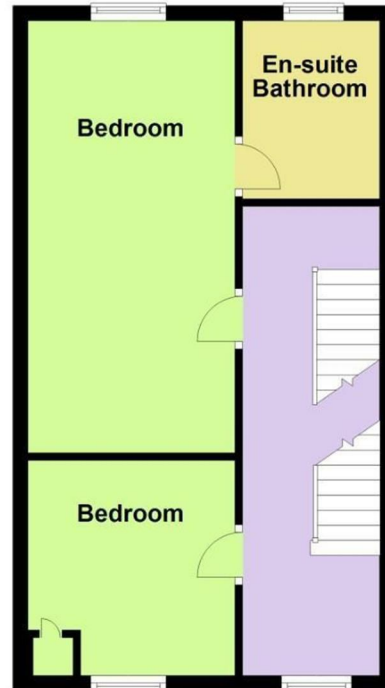
Ground Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Second Floor

Approx. 40.6 sq. metres (437.3 sq. feet)



Total area: approx. 121.9 sq. metres (1312.0 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ 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.

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