



Offers In Excess Of  
£440,000  
Freehold

## Cokeham Lane, Lancing

- Detached Home
- Two Bathrooms
- Additional Level Access To Side Of Property
- Detached Garage
- Ample Off Street Parking
- Four Bedrooms
- Conservatory
- Utility Room
- West Facing Rear Garden
- Planning Consent For Additional Loft Development

NO CHAIN!!! Robert Luff & Co are delighted to offer this incredibly spacious and very well presented detached chalet style home, ideally located in Sompington, close to local shops, bus services, well regarded schools and opposite Croshaw recreation ground. Lancing village centre and mainline railway station are also within easy, level walking distance. The generous accommodation features: Entrance porch, entrance hall, living room with double doors opening onto conservatory, fitted kitchen, utility room, three double ground floor bedrooms, ground floor bathroom with corner bath and separate shower enclosure, first floor landing, further bedroom and bathroom. Outside, there is a good size, West facing rear garden, block paved front garden offering ample off street parking and a detached garage. VIEWING ESSENTIAL!!

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## Accommodation

### Entrance Porch

Double glazed window and door to front, tiled floor, front entrance door into:

### Entrance Hall

Double glazed windows to front aspect, laminated flooring, radiator, dado rail, airing cupboard with slatted shelving and electric heater.

### Bedroom 11'5" x 10'0" (3.48m x 3.05m)

Double glazed window to side aspect, radiator, built in book cases with CD racks, TV point and coved ceiling.

### Living Room 19'4" x 11'4" (5.89m x 3.45m)

Double glazed windows to side aspect, double glazed doors to rear, TV point, radiator, feature fireplace with gas fire and coved ceiling.

### Conservatory 12'6" x 8'0" (3.78m x 2.44m)

Double glazed windows to rear and side aspects, radiator and laminated flooring.

### Utility Room 8'7" x 5'10" (2.62m x 1.78m)

Fully tiled, wall fitted units, radiator, space and plumbing for appliances and tumble dryer, wall mounted boiler and coved ceiling.

### Kitchen 14'3" x 12'0" (4.34m x 3.66m)

Double glazed window to rear aspect, door to side, radiator, a range of fitted wall and base units with fitted work surface incorporating a one and a half bowl butler sink unit with mixer tap and drainer, double electric oven, electric hob with extractor hood over, dishwasher, tiled floor, space for table and chairs and downlights.

### Bathroom

Panel enclosed corner bath, separate walk in shower enclosure, low level flush WC, wash hand basin with cupboard under, shaver point, ladder radiator, fully tiled, double glazed window to side and coved ceiling.

### Bedroom 12'0" x 11'7" (3.66m x 3.53m)

Double glazed box bay window, radiator and coved ceiling.

### Bedroom 12'0" x 9'6" (3.66m x 2.90m)

Fitted wardrobe, radiator and coved ceiling.

### First Floor Landing

Storage to the eaves and double glazed velux window to rear aspect.

### Bedroom 14'8" x 7'10" (4.47m x 2.39m)

Double glazed velux window to front aspect, radiator.

### Bathroom

Double glazed velux window to side aspect, panel enclosed bath with mixer tap and telephone style shower attachment, low level flush WC, pedestal wash hand basin, radiator, fully tiled and storage cupboard.

### WEST FACING REAR GARDEN

Patio area leading to lawn, decorative flower beds, further patio to the rear of the garden, wall and fence enclosed, outside tap, security light and side access via gate.

### Detached Garage 15'7" x 8'3" (4.75m x 2.51m)

Up and over door, power and light and double glazed door to rear and door to side.

### Parking

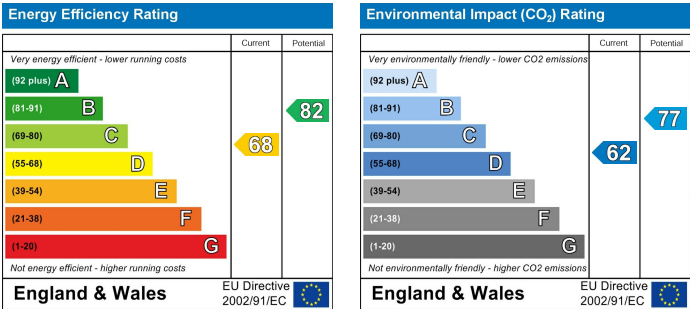
Block paved front garden providing ample off street parking for multiple vehicles.



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