



2



3



3



C





## Description

Robert Luff & Co take great pleasure in welcoming to the market this exquisitely designed and high specification finish family home to the market. Offering three bedrooms, two bathrooms and an additional en-suite this home provides a wonderful amount of space and with a warm and inviting kitchen family room to the rear offers an ideal space to entertain and includes a large pantry providing ample storage. Situated close to Lancing Village high street with its array of shops, cafes and eateries along with a mainline train station this property would be perfect for commuters. Internally the property has been renovated by the current owners to a wonderful standard throughout which boasts interior design to please even the highest of tastes and offers a home ready to move straight into. The property also benefits from ample off road parking, wrap around south westerly aspect garden and a detached garage, the current owner has also installed new insulation both inside and outside which has helped to improve the previous EPC rating to the C grade that it has now, this means that the property is more energy efficient.

The current owners have enjoyed every minute of living in this beautiful home, they will miss the BBQ's they have had in the sunny garden and their favourite room in the house, their kitchen family room, which they spend much of their time in. They would not be selling if it was not due to a job relocation and hope the next owners love it as much as them.



## Key Features

- Exquisitely Refurbished Family Home
- Resin Driveway Offering Off Road Parking For Multiple Cars & Podpoint Electric Car Charger
- South West Facing Wrap Around Garden With Electric Awning
- Engineered Oak Wood Flooring Throughout
- EPC Rated C
- Three Bedrooms, Two En-suites & A Family Bathroom
- Detached Garage With Addition Space To Side To Create Bike Storage
- Magnificent Kitchen Complete With Island, Two Ovens & Integrated Appliances
- No Ongoing Chain
- Newly Insulated, Rendered & Re Plastered



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

Engineered Oak Flooring, radiator, doors to:

### Lounge

**4.11m x 3.10m (13'06 x 10'02)**

Engineered Oak flooring, open fireplace with feature surround, hard wired speaker system, double glazed bay window with fitted wooden shutter blinds

### Kitchen/Diner/Family Room

**6.50m x 3.45m (21'04 x 11'04)**

Engineered oak flooring, beautifully finished kitchen offering eye and base level cupboards with marble effect work surfaces, integrated fridge freezer, integrated dishwasher, integrated bin cupboard, 2 x NEF ovens, NEF induction hob with hidden extractor fan over, island with hidden plug sockets, ceramic sink with instant boiling and chilled filtered water mixer tap, waste disposal unit, large pantry offering storage. 2 x double glazed windows and double glazed bi-fold doors to garden.

### Shower Room

Vinyl flooring, walk in tiled shower cubicle, heated towel rail, wash hand basin & low level flush w/c housed within a vanity unit offering storage, double glazed window

### Ground Floor Bedroom

**1.93m x 2.54m (6'04 x 8'04 )**

Carpet, double glazed window, radiator

### First Floor

The first floor has RW3 insulation and sound proofing in the floor.

### Bedroom One

**4.32m x 4.93m (14'02 x 16'02)**

Carpet, double glazed bay window, built in wooden shutter blinds, dressing area, built in wardrobe, door to:

### En-suite Shower Room & Utility Room

Wood laminate flooring, low level flush w/c & wash hand basin enclosed in vanity unit, fully tiled shower cubicle, plumbing and space for washing machine & tumble dryer, heated towel rail.

### Bedroom Two

**3.51m x 3.07m (11'06 x 10'01)**

Carpet, radiator, double glazed window, door to:

### En-suite Bathroom

Wood laminate flooring, bath with shower attachment, low level flush w/c, wash hand basin, tiled walls, colour changing lighting

### Outside

### Detached Garage

Power & light, felt roof, additional outside plug sockets on wall of garage



### Off Road Parking

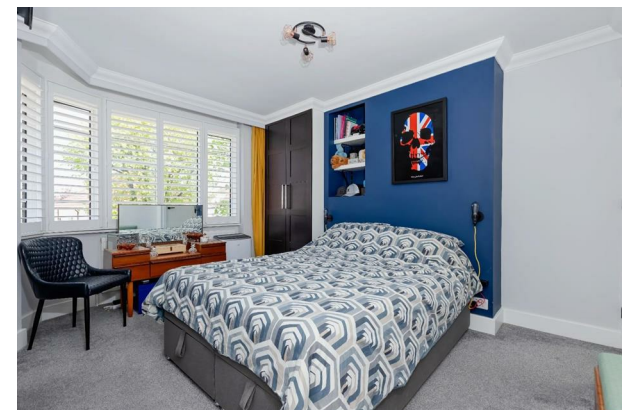
Resin driveway providing off road parking for multiple cars, Podpoint electric car charger, access to garage with additional area to the side which could have bike storage built on.

### Rear Garden

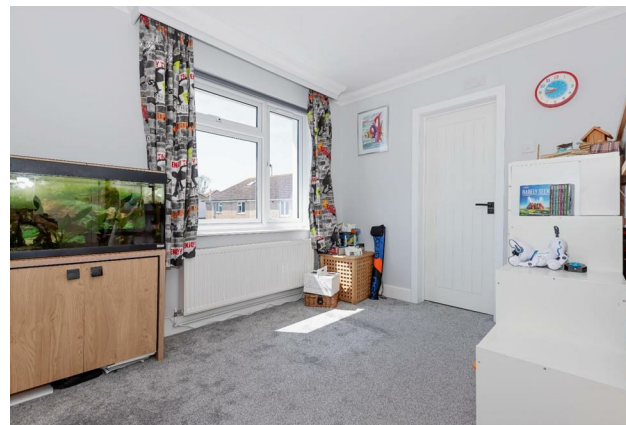
South westerly facing wrap around garden mainly laid to lawn with well manicured and mature borders, resin patio area ideal for seating. Awning attached to side of house to provide shade, outside hot and cold taps

### Additional Notes

This property has recently had 50mm enhanced DPS insulation to some of the outside walls with silicon text finish & render which holds a guarantee till June 2033. The property also benefits from addition insulation to the first floor along with sound proofing to the floors. The property has also had new central heating throughout.





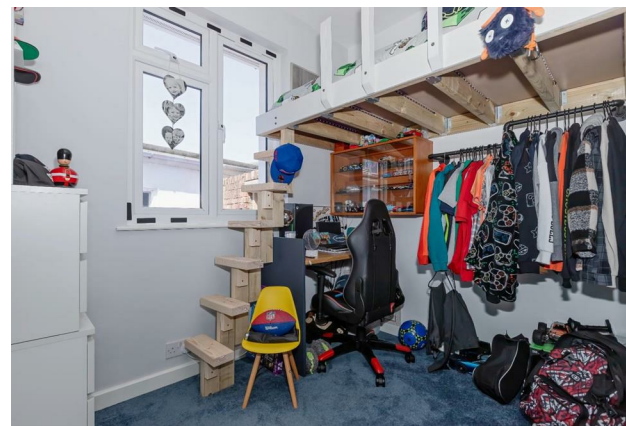
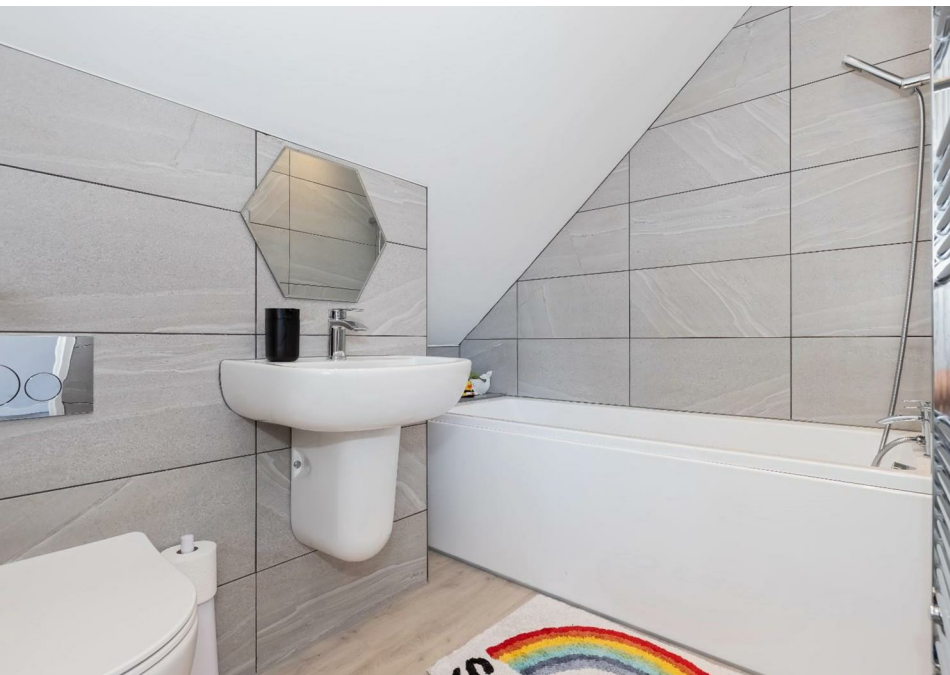


robertluff.co.uk

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 Monks Avenue

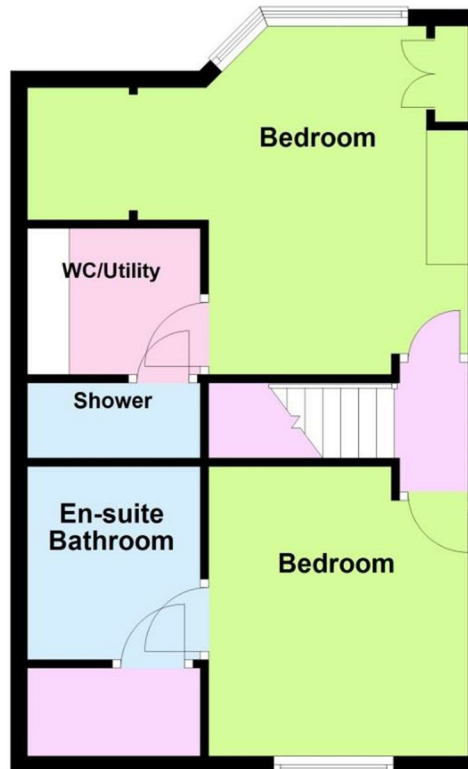
### Ground Floor

Approx. 51.1 sq. metres (549.8 sq. feet)

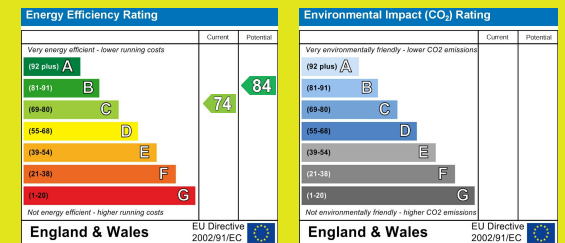


### First Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



Total area: approx. 95.6 sq. metres (1028.9 sq. feet)



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