



## Old Shoreham Road, Lancing

Offers In The Region Of  
**£475,000**  
Freehold

- Spacious Semi Detached Chalet • Master Bedroom with Luxury En-suite
- Open Plan Kitchen/Lounge/Diner • Four/Five Bedrooms
- Two Further Bathrooms • Feature South Facing Garden
- Beautiful Condition Throughout • Fitted Self Contained Annex
- Tenure: Freehold • EPC Rating: C

Robert Luff & Co are delighted to offer to market this beautifully presented semi detached family home. Versatile accommodation offers a STUNNING open plan kitchen/lounge/dining area, play room/reception room, office, ground bedroom and bathroom. On the first floor there is a master bedroom with LUXURY EN-SUITE, three further bedrooms and shower room. The property benefits from a SELF CONTAINED ANNEX with kitchen/diner, living area, bedroom and shower room. Further benefits to this extensive property are off road parking for multiple vehicles and a FEATURE SOUTH FACING GARDEN.

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## Accommodation

### Front Entrance Door Into:

#### Entrance Hall

Understairs storage cupboard housing boiler, double glazed window, engineered oak flooring, radiator and stairs leading to the first floor.

### Open Plan Kitchen/Living/Dining Area 22'0 x 19'10 (6.71m x 6.05m)

#### Kitchen Area

Matching range of wall and base units with roll top work surfaces incorporating a stainless steel sink unit with mixer tap, integrated dishwasher, washing machine, leaded light double glazed window, spotlights, coved ceiling and wood flooring.

#### Lounge/Dining Area

Two double glazed windows overlooking the rear garden, double glazed opening doors, engineered oak flooring, space for dining table, two radiators, feature sky lantern window, TV point and spotlights.

### Playroom/Reception Room 12'0 x 10'0 (3.66m x 3.06m)

Double glazed window, radiator and spotlights.

### Office 10'11 x 8'0 (3.33m x 2.44m)

### Ground Floor Bedroom Four 10'11 x 9'0 (3.33m x 2.74m)

Feature double glazed bay window, radiator.

#### Ground Floor Bathroom

Panel enclosed bath with shower over and individual taps, wash hand basin, radiator, part tiled walls and double glazed window.

### FIRST FLOOR LANDING

Double glazed window and spotlights.

### Master Bedroom 12'0 x 10'0 (3.66m x 3.06m)

Leaded light double glazed window to rear aspect overlooking the garden, radiator, office area, TV point and spotlights.

#### En-suite Bathroom

Panel enclosed oversized bath with central tap, walk in shower enclosure with glass screen and waterfall shower head, vanity wash hand basin with cupboard under, low level flush W.C, ladder radiator, two recessed shelving areas with lighting, fully tiled and double glazed window.

### Bedroom Two 10'10 x 9'3 (3.30m x 2.82m)

Leaded light double glazed window, radiator and storage to the eaves.

### Bedroom Three 9'0 x 9'0 (2.74m x 2.74m)

Leaded light double glazed window, radiator and storage to the eaves.

#### Wet Room

Shower with waterfall shower head and shower attachment, vanity wash hand basin with cupboard under, low level flush W.C, ladder style radiator, wall mounted mirror and double glazed window.

### ANNEXE

### Kitchen/Diner 10'0 x 9'10 (3.06m x 3.00m)

Matching range of eye and base level units with square edge work surfaces incorporating a single sink unit with mixer tap and drainer, built in oven and hob with extractor hood over, integrated fridge/freezer, space for dishwasher and two feature skylights.

### Living Area 9'0 x 6'0 (2.74m x 1.83m)

Leaded light double glazed window.

### Bedroom 9'10 x 6'10 (3.00m x 2.08m)

Leaded light double glazed window.

#### Shower Room

Walk in shower enclosure, low level flush W.C, wash hand basin, extractor fan, tiled floor and roof lantern.

### OUTSIDE

#### SOUTH Facing Rear Garden

Decking area coming off the rear of the property, mainly laid to lawn with decorative flower and shrub borders, tree, further decked area with patio, gravelled areas, outside bar, fully fence enclosed with side access via gate and outside power and light.

#### Driveway

Providing of road parking for multiple vehicles.



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# Floorplan



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		73	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		69	75
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.