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## Description

Robert luff & co are delighted to present this newly refurbished three-bedroom semi-detached family home, ideally situated in a quiet residential close in Lancing. The property has been tastefully updated throughout and offers bright and well-proportioned accommodation. The ground floor features a newly fitted modern kitchen, comfortable living space and a downstairs bedroom. The first floor comprises two generous double bedrooms and a contemporary family bathroom. Externally, the property benefits from ample off-road parking to the front and a good-sized rear garden, ideal for families and outdoor entertaining.



## Key Features

- Three Bedroom Semi-detached Family Home
- Downstairs Bedroom
- Ample Off-Road Parking
- EPC: C
- Newly Refurbished Throughout
- Landscaped Rear Garden
- Quiet Cul-De-Sac
- Council Tax Band - C





### **Location**

This desirable home is conveniently positioned close to Lancing Village Centre, which offers a range of shops, cafés and everyday amenities. Lancing mainline railway station is also nearby, providing convenient links along the coast and to London, making it ideal for commuters. The property is well placed for a selection of well-regarded local schools and enjoys easy access to the seafront and the South Downs, offering excellent opportunities for leisure and outdoor activities.

### **Inside**

This newly refurbished three-bedroom semi-detached family home offers bright, well-presented accommodation throughout. The property has been tastefully updated to a modern standard, creating a stylish and comfortable living environment ideal for family life.

The accommodation comprises a spacious living area, a contemporary fitted kitchen, three well-proportioned bedrooms and a modern family bathroom.

### **Outside**

Externally, the property benefits from a good-sized landscaped rear garden and ample off-road

parking, further enhancing its appeal.

### **Lifestyle**

Monks Close offers a fantastic setting for family life, tucked away in a quiet residential cul-de-sac while remaining close to the heart of Lancing. The nearby village centre provides a range of shops, cafés and everyday amenities, creating a convenient and community-focused environment.

The seafront and beach are within easy reach for relaxing walks and outdoor leisure, while the nearby South Downs offer beautiful countryside ideal for hiking, cycling and family days out. With well-regarded local schools and excellent transport links from Lancing mainline station, the location is perfectly suited to families and commuters alike, combining coastal living with everyday convenience.



## Floor Plan Monks Close

### Ground Floor

Approx. 37.6 sq. metres (404.3 sq. feet)



### First Floor

Approx. 33.2 sq. metres (357.7 sq. feet)



Total area: approx. 70.8 sq. metres (762.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
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			85
(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			
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.

