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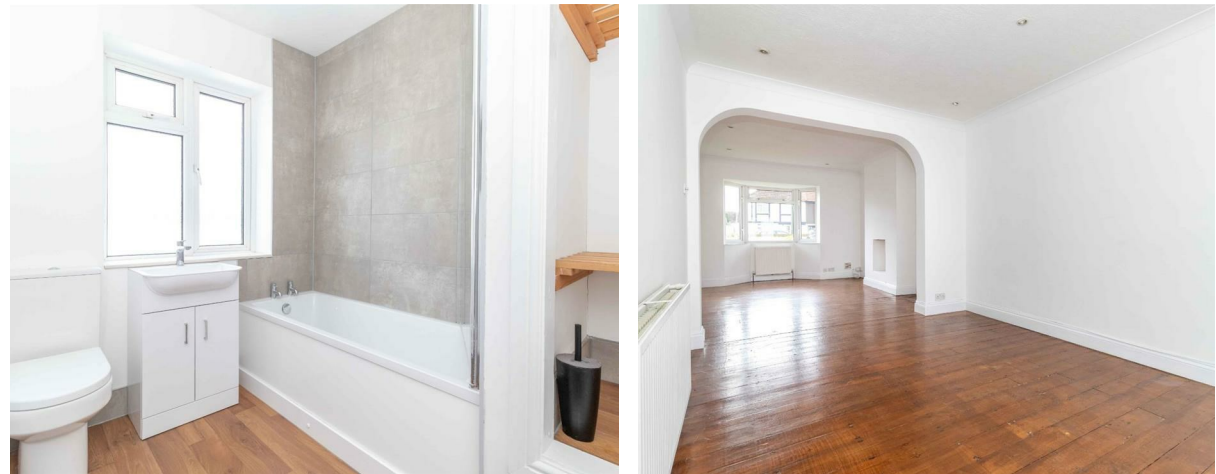
## Description

Robert Luff & Co are delighted to present this CHAIN FREE semi-detached family home, conveniently located just a few minutes' walk from Lancing beach. Lancing village centre & mainline railway station are within 0.7 mile radius and several well regarded schools are close by. The generous accommodation briefly comprises: Entrance porch, entrance hall, through lounge/dining room, fitted kitchen, first floor landing, three bedrooms and modern bathroom. Outside, there is a low maintenance rear garden, front garden, off street parking and a garage. Viewing Essential!



## Key Features

- Semi-Detached House
- Garage & Off Street Parking
- Close To Beach
- Front & Rear Gardens
- EPC: D
- Three Bedrooms
- Contemporary Bathroom
- Through Lounge/Dining Room
- Gas Central Heating & Double Glazing
- Council Tax Band: C



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**Entrance Porch**

**Entrance Hall**

**Lounge/Dining Room**  
*8.28m x 3.58m narrowing to  
3.05m (27'2" x 11'9"  
narrowing to 10')*

**Kitchen**  
*3.73m x 2.44m (12'3 x 8')*

**Inner Hall**

**First Floor Landing**

**Bedroom**  
*3.78m x 3.28m (12'5" x 10'9")*

**Bedroom**  
*3.86m x 3.30m (12'8" x  
10'10")*

**Bedroom**  
*2.29m x 2.03m (7'6" x 6'8")*

**Bathroom**

**Outside**

**Rear Garden**

**Front Garden**

**Private Driveway**

To:

**Garage**  
*5.72m x 2.31m (18'9" x 7'7")*



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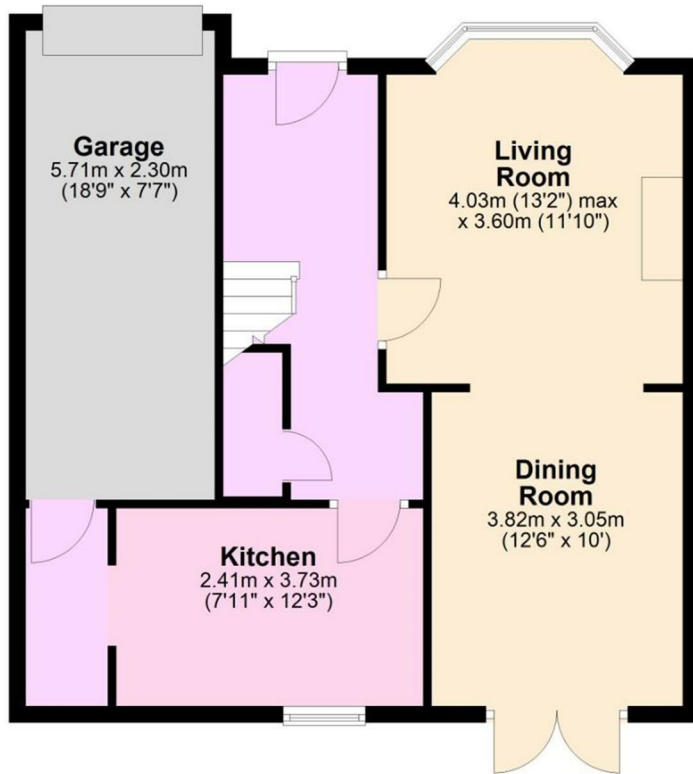
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# Floor Plan Brighton Road

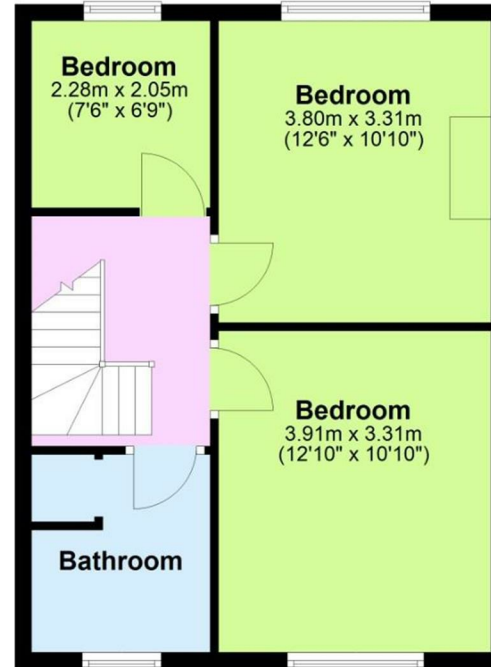
## Ground Floor

Approx. 62.9 sq. metres (676.7 sq. feet)



## First Floor

Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 105.8 sq. metres (1138.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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