Robert Luff & Co

Fircroft Avenue, Lancing

Freehold - Offers Over £425,000

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Description

Robert Luff & Co are excited to present this superb, extended house, enviably located in this ever popular North Lancing position. Well regarded schools are close by, including North Lancing Primary & Sir Robert Woodard Academy and local shops are just a short walk away on Manor Road. The impressive accommodation briefly comprises: Enclosed entrance porch, living room opening onto full width extended dining room, fitted kitchen, first floor landing, primary bedroom with stunning Southerly sea views, two further generous bedrooms and bathroom. Outside, there is a fantastic, South facing rear garden with outdoor kitchen - Perfect for entertaining. The property further benefits from gas central heating, double glazing and off street parking. VIEWING ESSENTIAL!!

Key Features

- Extended Family Home
- Three Generous Bedrooms
- Beautiful South Facing Garden With Outdoor Kitchen
- Superb Condition Throughout
- Council Tax Band: C
- North Lancing Location
- Stunning Views
- Off Street Parking
- EPC: C

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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Enclosed Entrance Porch
Double glazed windows & front door. Inner double glazed stable style door.

Lounge
Double glazed window to front, alcove cupboard & shelving, electric stove effect fire, LTV flooring, radiator.

Dining Room
Double glazed windows & French doors to rear, further double glazed window to side, downlighters, LTV flooring, two radiators.

Kitchen
Double glazed window to front, range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer sink unit with mixer tap, space & plumbing for washing machine, space for range cooker with extractor hood over, tiled splash-backs, understairs cupboard, freestanding island breakfast bar, LTV flooring, radiator.

First Floor Landing
Loft access with pull down ladder.

Bedroom One
Double glazed window to rear with stunning views over Lancing and the English Channel, radiator.

Bedroom Two
Double glazed window to front, built in wardrobes, radiator.

Bedroom Three
Double glazed window to front, storage cupboard, radiator.

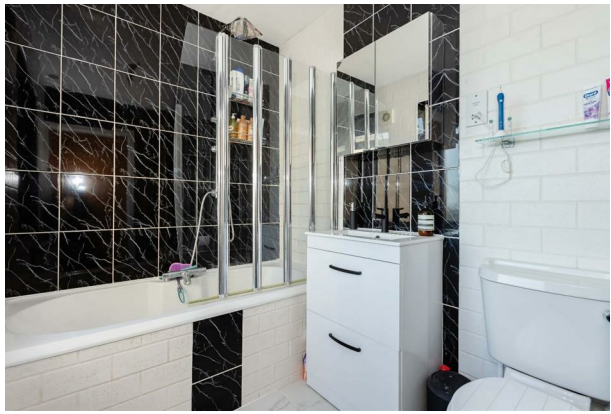
Bathroom
Double glazed window to rear. Fitted suite comprising: Double ended bath with mixer tap & shower over, wash hand basin with drawers under, close coupled WC, electric shaver point, majority tiled walls.

Outside

South Facing Rear Garden
Upper patio terrace with glass balustrade and steps leading down to lawn, decking and large timber shed/workshop. Outdoor kitchen with stainless steel sink with tap, gas BBQ and coal pizza oven. Double outside power socket.

Parking
To front of property.

our happy
place



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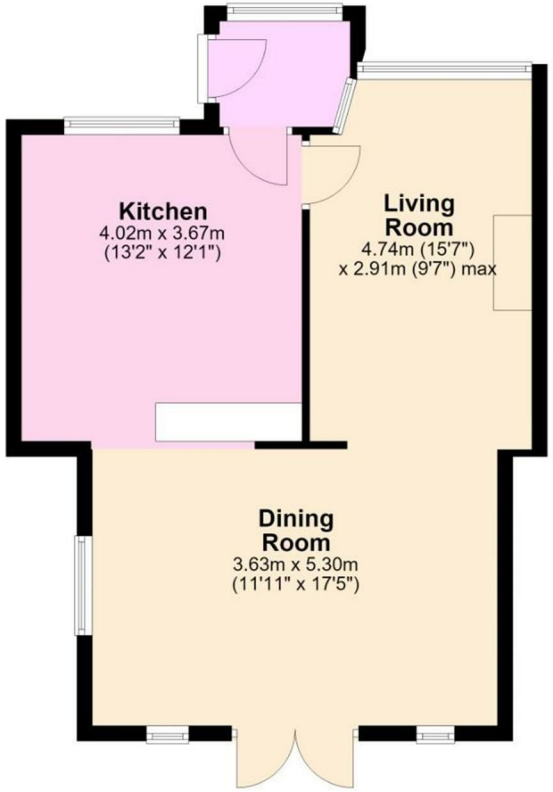
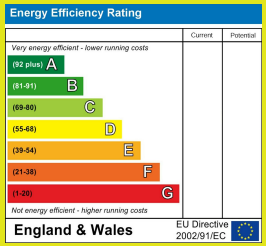
Floor Plan Fircroft Avenue

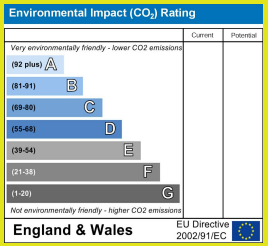
Ground Floor
Approx. 50.9 sq. metres (548.0 sq. feet)



First Floor
Approx. 41.4 sq. metres (445.9 sq. feet)

Total area: approx. 92.3 sq. metres (994.0 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.

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