



The Lawns, Lancing



Guide Price
£325,000
Freehold

- Freehold Mid Terrace House
- Three Bedrooms
- Through Lounge/Diner
- Contemporary Bathroom
- Fitted Kitchen
- No Ongoing Chain
- Off Road Parking
- Southerly Aspect Garden
- EPC: C
- Council Tax Band: C

*** Guide Price £325,000 - £350,000 ***

Robert Luff & Co are delighted to present this spacious house situated in the popular Rectory Farm development in Sompting. Well regarded schools are close by, including Sompting Village Primary and Sir Robert Woodard Academy and local shops are just a short walk away. The accommodation comprises: Entrance porch, entrance hall, through lounge/dining room with bi-fold doors to rear, fitted kitchen, first floor landing, two double bedrooms, further single bedroom and contemporary bathroom. Outside, there is an attractive SOUTHERLY ASPECT GARDEN and off road parking. The property is being sold with no ongoing chain.

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Accommodation

Entrance Porch

Double glazed windows and door, tiled floor, inner door to:

Entrance Hall

Coving, storage cupboard, understairs cupboard housing gas and electric meters, radiator.

Lounge/Dining Room 28' x 11' narrowing to 8'9" (8.53m x 3.35m narrowing to 2.67m)

Double glazed window to front, coving, built in window seat with cupboards under, television aerial point, two radiators, double glazed bi-fold doors to rear.

Kitchen 8'10" x 8' (2.69m x 2.44m)

Double glazed window to rear, double glazed door to side, range of fitted wall and base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, double electric oven, gas hob, extractor hood, space and plumbing for washing machine and dishwasher, tiled splashbacks, space for further appliances, radiator.

First Floor Landing

Double glazed window to side, coving, loft access with pull down ladder, airing cupboard with shelving and radiator.

Bedroom One 13' x 10'3" (3.96m x 3.12m)

Double glazed window to front, wardrobes, radiator.

Bedroom Two 12' x 8'10" (3.66m x 2.69m)

Double glazed window to rear, fitted blinds, radiator.

Bedroom Three 9'10" max x 6'7" (3.00m max x 2.01m)

Double glazed window to front, coving, storage cupboard, radiator.

Shower Room

Double glazed windows to rear, contemporary suite comprising: Shower enclosure with wall mounted shower, counter top with inset wash hand basin with mixer tap and integrated WC, downlighters, heated towel rail.

Outside

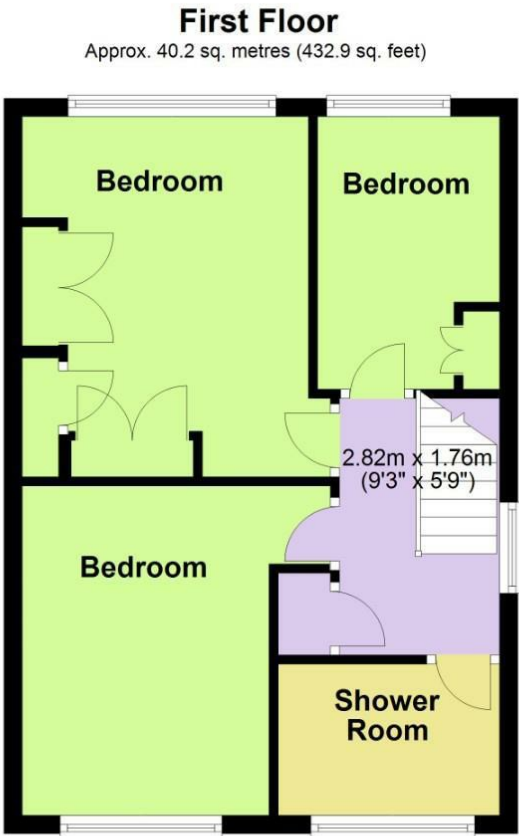
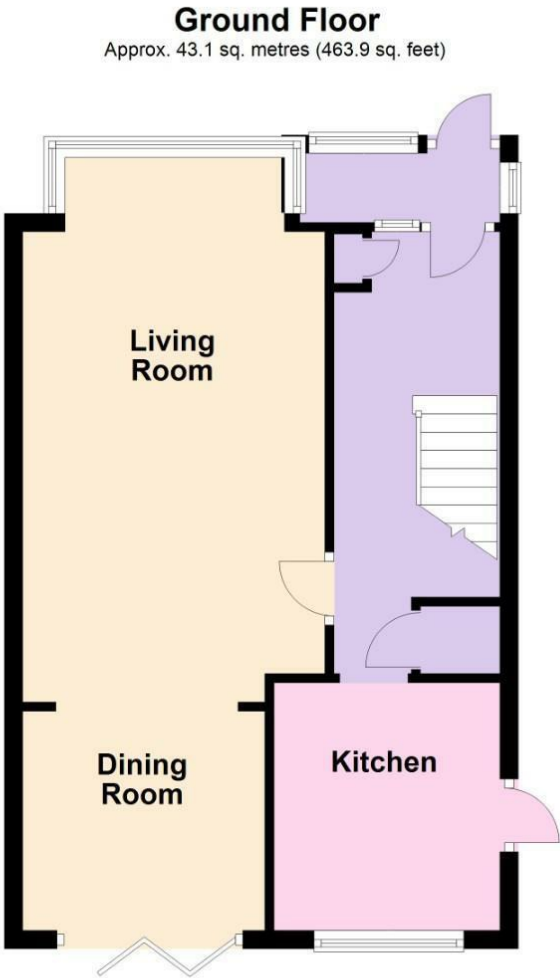
South Facing Rear Garden

Patio, timber shed, various plants and shrubs.

Parking

Block paved providing ample off street parking.





Total area: approx. 83.3 sq. metres (896.8 sq. feet)

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			84	
(81-91) B				
(69-80) C				
(55-68) D		71		
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.