Robert Luff & Co

# The Drive, Lancing

Freehold - £375,000

3

2

2

C

## Description

*GUIDE PRICE £375,000 TO £400,000. Robert Luff and Co are delighted to bring to market this three bedroom, extended terraced house, in popular Chester Avenue, being yards from the seafront. The property has been extended downstairs to offer a futher reception room/bedroom/office, with patio doors leading to the rear garden. The front garden is paved. Double glazed throughout with gas central heating. On the ground floor there is a downstairs WC, with wash hand basin. The living room/dining room measures 23ft. Modern fitted kitchen with built in oven and four ring gas hob. Door to rear garden. The rear garden is mainly paved with a garage and carport with flower and shrub borders. On the first floor there are three bedrooms and a modern shower room with low level WC and wash hand basin. The property is CHAIN FREE.
Great access to both Worthing and Brighton, and close to both the seafront, and mainline train station
Please call the office to arrange a viewing.

## Key Features

- Extended Terraced House
- *CHAIN FREE*
- Further Reception Room/Bedroom Four
- Shower Room
- Garage and Car Port
- Three Bedrooms
- 24ft Living Room
- Ground Floor WC
- GCH and Double Glazed
- EPC Rating - C

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**Entrance Hall**

**Ground Floor W.C**

**Living Room/Dining Room**
***7.01m2.13m x 3.05m1.83m***
***(23"7 x 10"6)***

**Kitchen**
***4.27m0.30m x 2.13m1.52m***
***(14"1 x 7"5)***

**Reception Room/Office**

**First Floor**

**Bedroom**
***3.66m0.30m x 2.74m2.13m***
***(12"1 x 9"7)***

**Bedroom**
***3.05m1.83m x 2.44m2.74m***
***(10"6 x 8"9)***

**Bedroom**
***2.74m x 1.83m2.13m (9 x 6"7)***

**Shower Room**

**Outside**
Rear Garden

**Garage and Carport**

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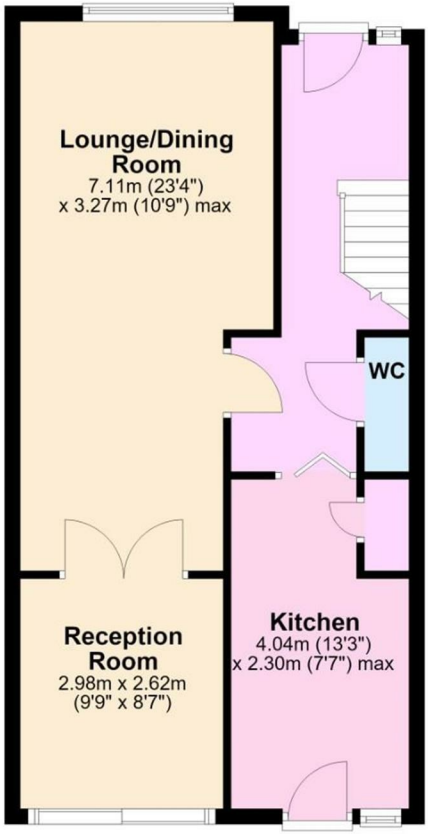
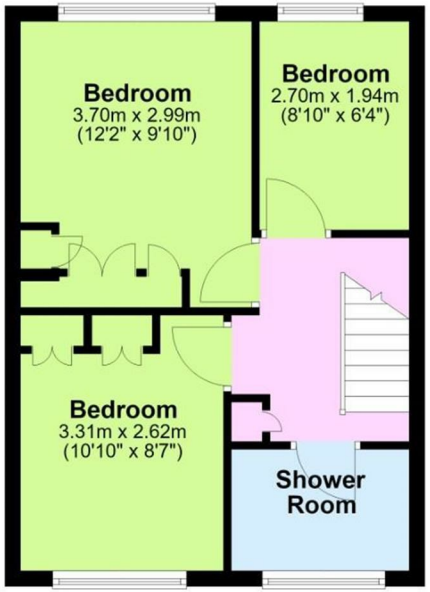
# Floor Plan The Drive

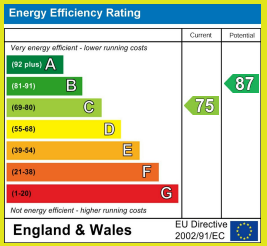
## Ground Floor
Approx. 50.4 sq. metres (542.6 sq. feet)

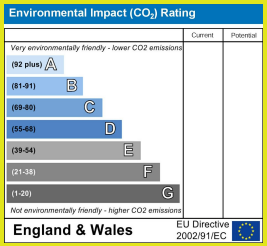



## First Floor
Approx. 35.7 sq. metres (384.5 sq. feet)




Total area: approx. 86.1 sq. metres (927.0 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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