Robert Luff & Co

Boundstone Lane, Lancing

Freehold - £750,000

4

2

3



Description

Robert Luff & Co are excited to offer this stunning detached home, spanning an impressive 2,192 square feet and occupying a generous corner plot on the Lancing/Sompting border. Lancing village centre and mainline railway station are within easy walking distance and several well regarded schools are close by, including The Globe primary, Sompting Village primary & Sir Robert Woodard Academy. The accommodation briefly comprises: Entrance porch, entrance hall with vaulted ceiling, ground floor WC, dual aspect living room, contemporary, open plan Kitchen/diner with integrated appliances, utility room, conservatory, ground floor double bedroom with en-suite shower room, first floor galleried landing, impressive master bedroom with en-suite shower room, two further generous double bedrooms and family bathroom with freestanding bath & standpipe mixer tap with shower attachment. Outside, there are gardens to three sides and ample off street parking. Viewing is essential to fully appreciate the size and finish of this family home. No Onward Chain.



Key Features

- Stunning Detached Family Home
- Four Double Bedrooms
- Three Bathrooms
- Impressive Living Space
- Contemporary Fitted Kitchen With Integrated Appliances
- Separate Utility Room
- Generous Corner Plot With Gardens To 3 Sides
- Ample Parking
- Council Tax Band: E
- EPC: TBC





robertluff.co.uk

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







Entrance Porch
Double glazed window and door.

Entrance Hall
Downlighters, wall mounted central heating thermostat, LTV flooring, radiator.

WC
Close coupled WC, vanity unit with wash hand basin with mixer tap & cupboard under.

Living Room
6.78m x 4.32m (22'3" x 14'2")
Double glazed bay window to front, two stained glass windows to side, upright alcove lighting, storage cupboard, radiator.

Conservatory
6.55m x 3.12m (21'6" x 10'3")
Double glazed windows & French Doors, radiator, LTV flooring.

Kitchen/Dining Room
6.50m x 6.10m narrowing to 4.04m (21'4" x 20' narrowing to 13'3")
Double glazed windows to rear & side, downlighters. Range of fitted wall & base level units, slate effect work surfaces incorporating sink unit with mixer tap and five burner gas hob, fitted electric oven and further combi oven/grill/microwave, built in double fridge/freezer, integrated dishwasher, radiator LTV flooring.

Utility Room
2.29m x 1.65m (7'6" x 5'5")
Double glazed window to side, worksurface, space & plumbing for washing machine & tumble dryer, cupboard housing combination boiler.

Bedroom
4.27m x 3.43m (14' x 11'3")
Double glazed windows to front & side, radiator.

En-Suite
Downlighters. Fitted suite comprising: Walk in shower enclosure, WC, over counter wash hand basin with mixer tap, heated towel rail, extractor fan.

First Floor Landing
Double glazed window to side, downlighters.

Bedroom One
4.72m x 4.72m widening to 5.84m max (15'6" x 15'6" widening to 19'2" max)
Double glazed window to rear with views to North Lancing & Lancing Ring, radiator.

En-Suite
Double glazed window to side. Shower enclosure with rainfall shower, WC, over counter wash hand basin with mixer tap, part tiled walls, heated towel rail, extractor fan.

Bedroom
5.69m x 4.04m (18'8" x 13'3")
Double glazed window to rear, radiator.

Bedroom
5.18m x 3.73m (17' x 12'3")
Double glazed window to front, radiator.

Family Bathroom
Double glazed window to side. Fitted suite comprising: Freestanding bath and standpipe with mixer tap and shower attachment, WC, vanity unit with over counter wash hand basin and cupboard under, downlighters, part tiled walls, heated towel rail.

Outside

Gardens
To three sides. Sunken patio, further patio to rear, provision for lawn.

Parking
Shingle area providing ample off street parking.

Note
Some images contain AI content. External images show turf, which has yet to be laid.

















robertluff.co.uk

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











robertluff.co.uk

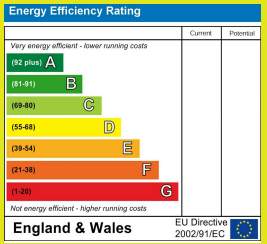
3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

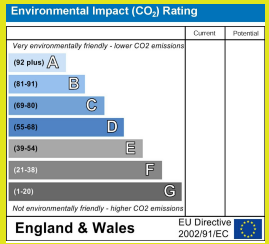
Floor Plan Boundstone Lane



Total area: approx. 203.7 sq. metres (2192.2 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.

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