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## Description

Robert Luff & Co is delighted to offer a spacious terraced house situated in Lancing. The property comprises two double bedrooms, living room, spacious fitted kitchen/dining room, family bathroom, low maintenance rear garden and off road parking. The property is located within just over half a mile from Lancing Village High Street with its array of local shops, cafes, bars and eateries a long with a mainline train station offering direct routes to London Victoria, local bus routes are also within easy reach making this home perfect for those commuting for work. This property is being sold chain free.

## Key Features

- Mid-Terraced House
- Living Room
- Off Road Parking & Rear Garden
- No Ongoing Chain
- Two Double Bedrooms
- Newly Fitted Kitchen/Dining Room
- EPC Rating TBC
- Council Tax Band B





#### Entrance Hall

Double glazed front aspect door. Stairs leading to the first floor. Door leading to:

#### Living Room

**4.32 x 3.25 (14'2" x 10'8")**

Double glazed front aspect window. Under stair storage cupboard. Radiator. Door leading to:

#### Kitchen/Diner

**4.34 x 3.05 (14'3" x 10'0")**

Double glazed double doors leading to the rear garden. Double glazed rear aspect windows. Matching white kitchen wall and base units incorporating the built in electric oven with the electric hob, single sink, drainer and mixer tap. Fridge/freezer, washing machine and space for dishwasher.

#### First Floor Landing

Airing cupboard with the hot water tank and storage space. Hatch access to the loft. Doors leading to:

#### Bedroom One

**4.47 x 3.66 (14'8" x 12'0")**

Two double glazed front aspect windows. Two built in shelving units. Double radiator.

#### Bedroom Two

**3.51 x 2.69 (11'6" x 8'10")**

Double glazed rear aspect window. Built in wardrobe. Radiator.

#### Bathroom

Double glazed rear aspect window. Paneled bath with an electric shower. Pedestal wash hand basin. Low level WC. Radiator.

#### Rear Garden

Low maintenance rear garden with patio area, flowerbed border and several sheds for storage.

#### Front Garden

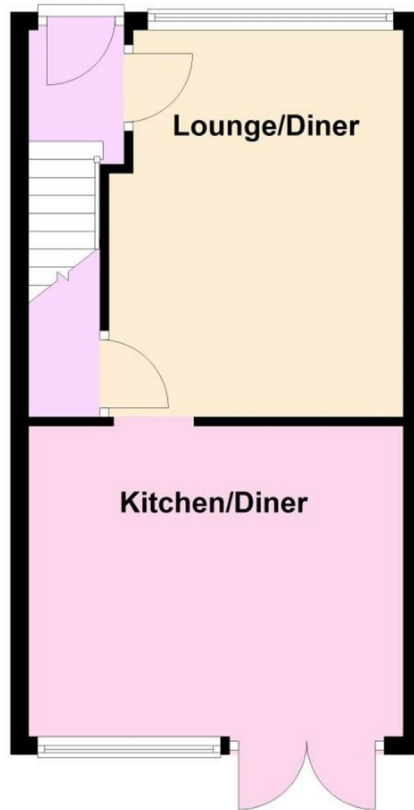
Off road parking. Pathway leading to the main entrance.



## Floor Plan Hayley Road

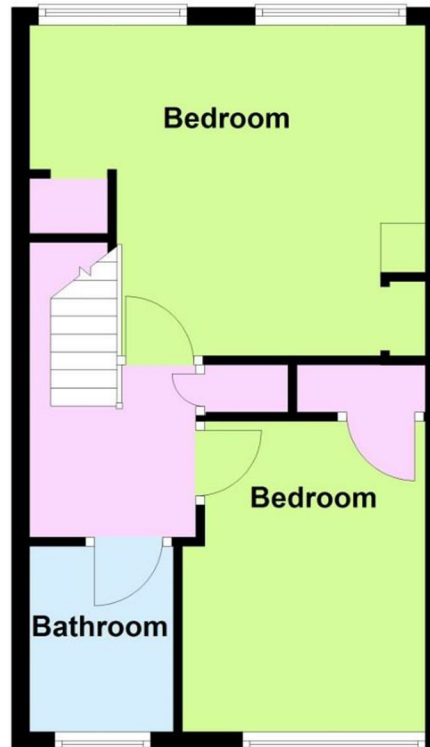
### Ground Floor

Approx. 32.9 sq. metres (354.1 sq. feet)

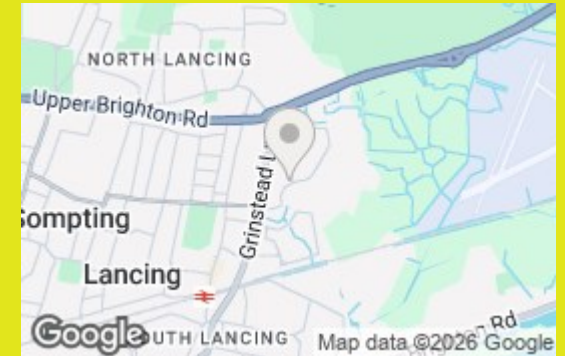


### First Floor

Approx. 34.8 sq. metres (374.1 sq. feet)



Total area: approx. 67.7 sq. metres (728.2 sq. feet)



| Energy Efficiency Rating                    |  | Current | Potential |
|---------------------------------------------|--|---------|-----------|
| Very energy efficient - lower running costs |  |         |           |
| (92 plus) A                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 69      | 85        |
| EU Directive 2002/91/EC                     |  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current | Potential |
|-----------------------------------------------------------------|--|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |         |           |
| (82 plus) A                                                     |  |         |           |
| (61-81) B                                                       |  |         |           |
| (39-60) C                                                       |  |         |           |
| (15-54) D                                                       |  |         |           |
| (9-38) E                                                        |  |         |           |
| (1-38) F                                                        |  |         |           |
| (1-20) G                                                        |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales                                                 |  | 67      | 83        |
| 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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