

Freehold - Offers In Excess Of £475,000



5



2



3



D



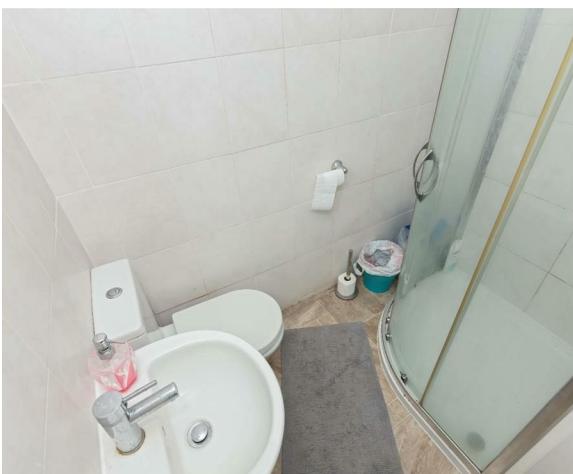
## Description

Robert Luff & Co are delighted to welcome to the market this wonderful family house in a popular avenue within South Lancing in catchment for well regarded primary and secondary schools and walking distance of Lancing Village, offering an array of shops, cafes and eateries along with a mainline train station and various transport links. Internally the property boasts a ground floor double bedroom with ensuite and two reception rooms making multi-generational living an easy option with a further four bedrooms and two bathrooms whilst outside offers ample off road parking and low maintenance westerly racing rear garden.

## Key Features

- Extended Five Bedroom Family Home
- Two Reception Rooms & Modern Fitted Kitchen
- Off Road Parking For Multiple Cars
- Two Family Bathrooms
- EPC Rating D
- Ground Floor Bedroom & Shower Room w/c Ideal For Multi-Generational Living
- Low Maintenance Westerly Facing Rear Garden
- Within Catchment To Well Regarded Primary & Secondary Schools
- Council Tax Band C
- Close To Lancing Village & Transport Links





### Entrance Hall

**Ground Floor Bedroom**  
**7.01m x 2.26m (23 x 7'5)**

### En-Suite Shower Room & w/c

**Bay Fronted Lounge**  
**4.14m x 3.45m (13'7 x 11'4 )**

**Dining Room**  
**5.26m x 3.71m (17'3 x 12'2)**

**Modern Fitted Kitchen**  
**4.88m x 2.13m (16 x 7')**

### First Floor Landing

#### Bedroom

**Bedroom**  
**3.66m x 3.35m (12' x 11)**

#### Bathroom

### Second Floor Landing

**Bedroom**  
**3.86m x 2.95m (12'8 x 9'8)**

**Bedroom**  
**2.82m x 2.87m (9'3 x 9'5)**

#### Bathroom

#### Outside

**West Facing Rear Garden**  
Fence enclosed with rear access, block paving patio, artificial grass,

**Brick Built Shed**  
**3.05m x 1.96m (10 x 6'5)**

### Off Road Parking

Block paved offering parking for multiple vehicles



## Floor Plan Orchard Avenue



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	EU Directive 2002/91/EC	82	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC	68	

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.

