



4



2



2



C



Description

*** GUIDE PRICE £450,000 - £465,000 ***

Robert Luff & Co are delighted to present this incredibly spacious, FOUR BEDROOM, extended end of terrace family home, ideally located close to well regarded schools and within easy walking distance of the Village centre and mainline railway station. The impressive accommodation comprises: Entrance hall, through lounge/diner, conservatory, extended kitchen/breakfast room, home office, first floor landing, primary bedroom with en-suite shower room, two further double bedrooms, single bedroom/dressing room and a family bathroom. Outside, there is a good size rear garden with large timber shed with power and off street parking to the front. **VENDOR SUITED!!**



Key Features

- Extended End Of Terrace Family Home
- Through Lounge/Diner
- Fantastic L-Shaped Kitchen/Breakfast Room
- Ample Parking
- EPC: C
- Four Bedrooms - En-Suite To Master
- Conservatory
- Ground Floor Office
- Good Size Garden
- Council Tax Band: C



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Enclosed Entrance Porch
Double glazed windows and front door, tiled floor.

Entrance Hall
Timber front door, stained glass windows, understairs storage cupboard.

Lounge/Dining Room
8.05m x 3.35m (26'5" x 11')
Double glazed window to front, fireplace with gas fire, two radiators, double glazed patio door to:

Conservatory
2.92m x 2.74m (9'7" x 9')
Double glazed windows and door to garden.

Kitchen/Breakfast Room
5.11m x 4.39m max (16'9" x 14'5" max)
Double glazed windows and door to rear. Fitted kitchen comprising: Range of fitted wall & base level units, work surfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, breakfast bar, double electric oven, gas hob, extractor hood, built in microwave, radiator, cupboard housing central heating boiler & immersion heater.

Office
3.45m x 3.25m (11'4" x 10'8")
Double glazed window to front, wood effect flooring, downlighters.

First Floor Landing
Loft access.

Bedroom One
5.26m x 3.30m (17'3" x 10'10")
Double glazed window to front, radiator.

En-Suite
Double glazed window to rear. Shower enclosure with wall mounted shower, close coupled WC, wash hand basin with cupboard under.

Bedroom Two
4.29m x 2.92m (14'1" x 9'7")
Double glazed bay window to front, wardrobe, radiator.

Bedroom Three
3.68m x 2.90m (12'1" x 9'6")
Double glazed window to rear, wardrobes, radiator.

Bedroom Four
2.59m x 1.83m (8'6" x 6')
Double glazed window to front, wardrobe, radiator.

Family Bathroom
Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, ladder radiator.

Outside

Rear Garden

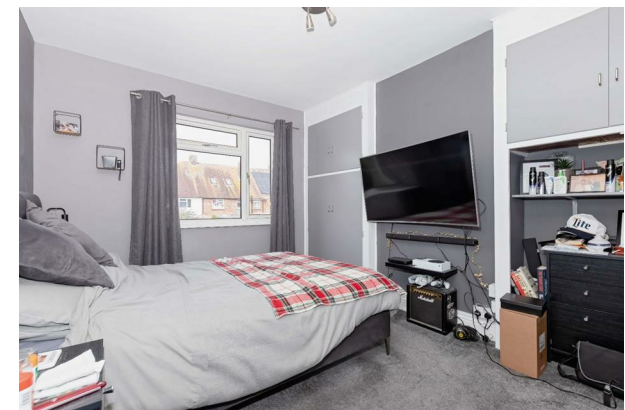
Patio, lawn, flower beds, fence enclosed with rear access via gate.

Outbuilding

Large timber shed with power & light.

Parking

Hardstanding to front.

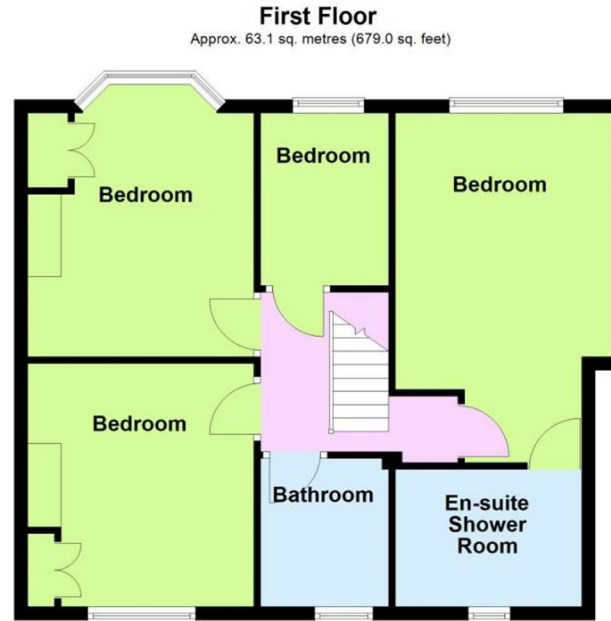
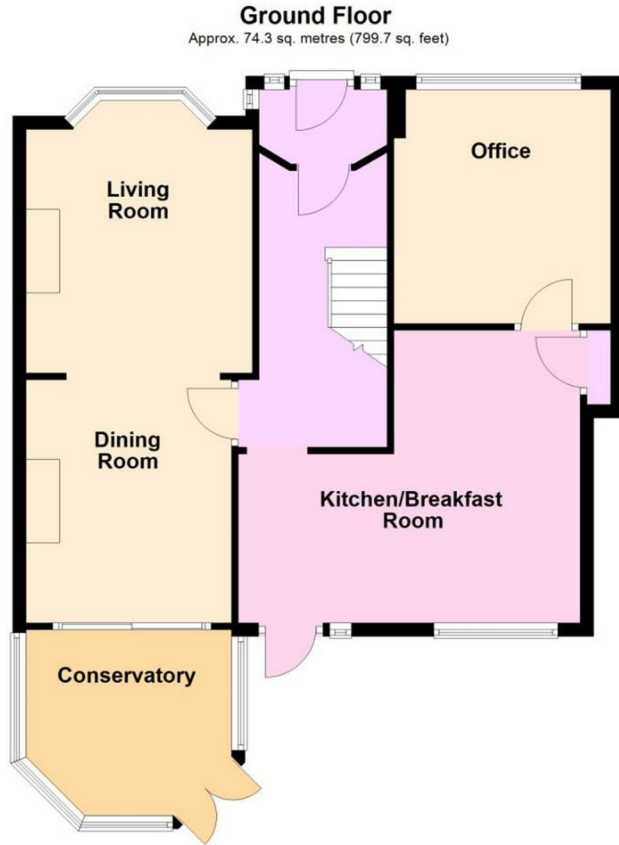




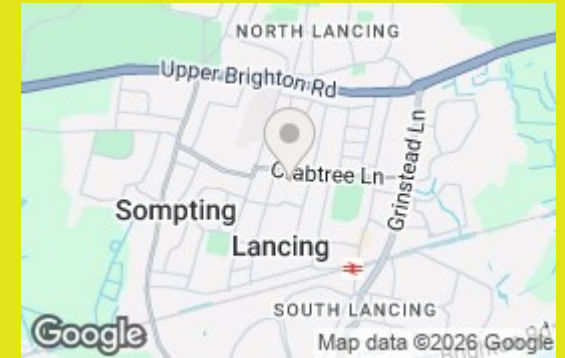
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Floor Plan Lancing Close



Total area: approx. 137.4 sq. metres (1478.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(1-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs			EU Directive 2002/91/EC		
			EU Directive 2002/91/EC		

Energy Efficiency Rating: Current 73, Potential 84

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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