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Description

Robert Luff & Co are delighted to present this spacious and well maintained semi-detached house, occupying a generous corner plot in popular Sompting. Lancing village centre and mainline railway station are within walking distance and several well regarded schools are close by. The impressive accommodation briefly comprises: Entrance porch, entrance hall, 26ft through lounge/diner, conservatory, fitted kitchen, separate utility room, ground floor WC, first floor landing, three bedrooms and bathroom. Outside, there is an impressive WEST FACING REAR GARDEN, ample off street parking and a small garage space, suitable for storage. NO CHAIN.



Key Features

- Semi-Detached House
- Three Bedrooms
- Utility Room
- West Facing Garden
- EPC: TBC
- Generous Corner Plot
- Ground Floor WC
- Modern Kitchen & Bathroom
- Parking
- Council Tax Band: B



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Entrance Porch

Entrance Hall

Lounge/Dining Room
8.03m x 3.25m (26'4" x 10'8")

Conservatory

Kitchen
3.89m x 3.10m (12'9" x 10'2")

Utility Room
4.37m x 2.67m (14'4" x 8'9")

WC

First Floor Landing

Bedroom One
4.27m x 3.28m (14' x 10'9")

Bedroom Two
3.61m x 3.28m (11'10" x 10'9")

Bedroom Three
2.44m x 2.16m (8' x 7'1")

Bathroom

Outside

Impressive West Facing Rear Garden

Front Garden

Parking

Garage Space
Not suitable for car.



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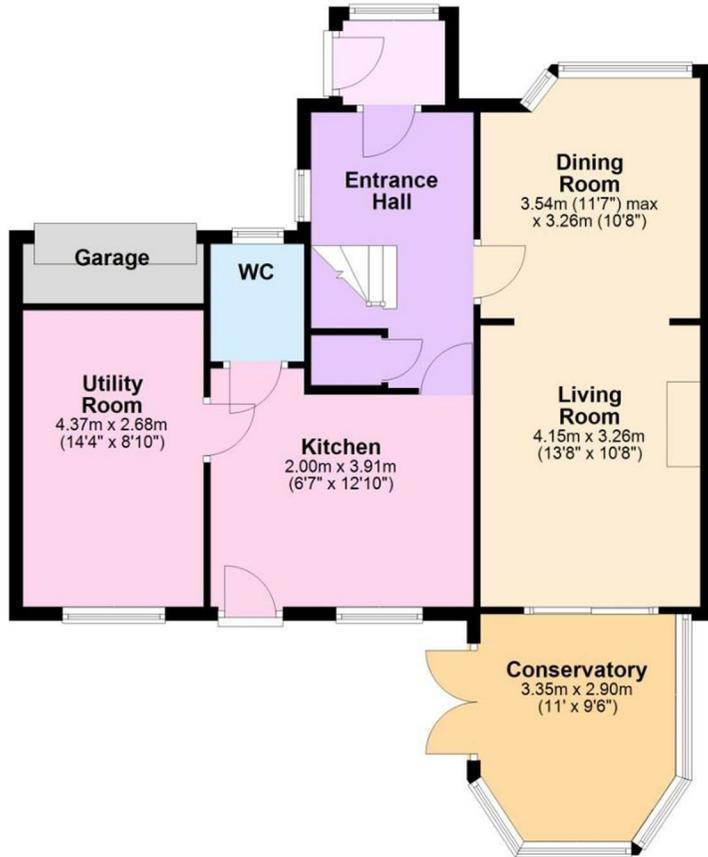
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Floor Plan Tower Road

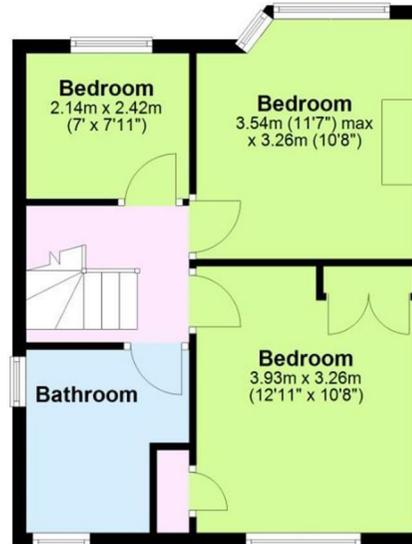
Ground Floor

Approx. 77.6 sq. metres (834.9 sq. feet)



First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Total area: approx. 119.6 sq. metres (1286.9 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			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	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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