



## Penhill Road, Lancing



Guide Price  
£400,000  
Freehold

- Victorian Semi-Detached House
- Exceptionally Large Kitchen
- Off Road Parking
- Downstairs Office
- Modern Throughout
- Three Bedrooms
- Minutes Walk From The Sea
- South Facing Garden
- Ground Floor W/C
- EPC - TBC

Guide Price \*\*\*\*\*£400,000 - £425,000\*\*\*\*\* Robert Luff & Co are delighted to present to market this beautifully presented THREE bedroom Victorian property within minutes walk of the beautiful Lancing seafront. This family home comprises a extended kitchen to accommodate a useful utility area with breakfast bar and area for eating, also on the ground floor is a room perfect retiring to in the evenings as a living room with an additional home office room and downstairs cloakroom. Upstairs offers fantastic space with three double bedrooms and a light and spacious family bathroom along with a loft room on the third floor. Viewing is strongly advised to avoid disappointment.

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## Accommodation

**Front Entrance Door with Double Glazed Window Into**

### Entrance Hall

Laminated flooring, radiator, understairs cupboard and coved ceiling.

### Living Room 18'3 x 11'0 (5.56m x 3.35m)

Double glazed window to front aspect, laminated flooring, TV point, radiator and coved ceiling.

### Office 8'1 x 7'1 (2.46m x 2.16m)

Double glazed window to rear aspect, upright radiator, TV point, downlights and coved ceiling.

### Kitchen 32'0 x 9'0 (9.75m x 2.74m)

Range of fitted wall and base units with work surface incorporating a sink unit with mixer tap and drainer, glitter splash back, five burner gas hob, double electric oven, integrated dishwasher and washing machine, wall mounted combination boiler, space for table and chairs, upright radiator, TV point, double glazed windows and door to side aspect and french doors to rear.

### Ground Floor WC

Low level flush WC, wash hand basin, extractor fan, tiled floor and coved ceiling.

### Bedroom Three 10'6 x 9'0 (3.20m x 2.74m)

Double glazed window to rear aspect, radiator and coved ceiling.

### Bathroom

White suite comprising panel enclosed bath with mixer tap and shower attachment over, vanity wash hand basin, low level flush WC, double glazed window to side aspect, radiator, tiled floor, downlights and fully tiled.

### Bedroom Two 12'3 x 7'8 (3.73m x 2.34m)

Double glazed window to rear aspect, radiator and coved ceiling.

### Bedroom One 14'0 x 11'8 (4.27m x 3.56m)

Double glazed window to front aspect, radiator, TV point and built in wardrobes.

### Loft Room

Double glazed velux window.

### SOUTH Facing Garden

Slate path, laid to artificial grass with decorative flower beds, wall and fence enclosed.


### Driveway


Providing off road parking.



Floorplan



| Energy Efficiency Rating                    |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very energy efficient - lower running costs |         |   |
| (92 plus) A                                 |         | 82  |
| (81-91) B                                   |         |   |
| (69-80) C                                   |         |   |
| (55-68) D                                   |         |   |
| (39-54) E                                   |         |   |
| (21-38) F                                   | 51      |   |
| (1-20) G                                    |         |   |
| Not energy efficient - higher running costs |         |   |
| England & Wales                             |         | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |   |
|---|---------|---|
|   | Current | Potential   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |   |
| (92 plus) A   |         | 80  |
| (81-91) B   |         |   |
| (69-80) C   |         |   |
| (55-68) D   |         |   |
| (39-54) E   |         |   |
| (21-38) F   | 47      |   |
| (1-20) G  |         |   |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |   |
| 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.