

Guide Price £400,000 Freehold

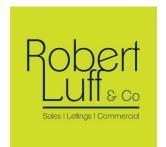
- Victorian Semi-Detached
 House
- Exceptionally Large Kitchen
- Off Road Parking
- Downstairs Office
- Modern Throughout

- Minutes Walk From The Sea
- South Facing Garden

Three Bedrooms

- Ground Floor LU/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.





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 ceilina.

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 filed.

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

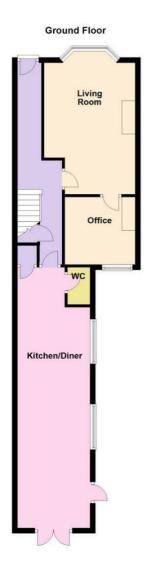
Providing off road parking.



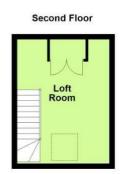


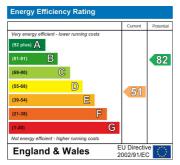


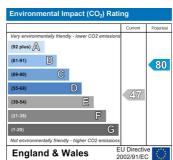












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