



Asking Price
£350,000
Freehold

Myrtle Crescent, Lancing

- End Of Terrace Family Home
- Fitted Kitchen
- Conservatory
- Wet Room
- EPC: TBC
- Open Plan Living
- Ground Floor WC
- Three Bedrooms
- Double Garage
- Council Tax Band: B

Robert Luff & Co are delighted to present this incredibly spacious, three bedroom end of terrace family home, ideally located in South Lancing within easy walking distance of the village centre, mainline railway station and schooling for all ages. The property, which has been adapted for wheelchair users and a lift to second floor, comprises: Open plan lounge/diner with beautiful double wood burning stove, kitchen, ground floor WC, conservatory, first floor landing, two double bedrooms, further single bedroom and wet room. Outside, there is a low maintenance rear garden, ample off street parking for several vehicles and a double garage/workshop to the rear. VIEWING. ESSENTIAL!!

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Accommodation

Entrance Porch

Double glazed front door, tiled floor, double glazed door to:

Lounge/Dining Room 16'3" x 15'4" (4.95m x 4.67m)

Double glazed windows to front, feature fireplace with double woodburning stove, wall lights, radiator, understairs cupboard housing wall mounted combination boiler and fuse box, lift with controls.

Kitchen 16'2" x 7'3" (4.93m x 2.21m)

Double glazed window to rear. Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, electric oven, gas hob and electric extractor hood, tiled floor.

WC

Disabled access with wide doorway, close coupled WC, hand rail, wash hand basin, extractor fan.

Conservatory 1'7" x 11'1" (0.48m x 3.38m)

Double glazed windows to rear & sides, double glazed doors to rear, utility space.

First Floor Landing

Loft access, coving.

Bedroom One 12' x 8'10" excluding recess (3.66m x 2.69m excluding recess)

Double glazed windows to front, coving, radiator, laminate flooring.

Bedroom Two 11' x 9'6" (3.35m x 2.90m)

Double glazed window to rear, coving, lift access from ground floor, radiator.

Wet Room

Fully tiled walls, wall mounted electric shower, close coupled WC, wash hand basin, radiator, double glazed window to rear.

Bedroom Three 8'2" x 6' (2.49m x 1.83m)

Double glazed window to front, radiator, coving.

Outside

Rear Garden

Patio, wall & fence enclosed.

Parking

Block paved driveway.

Double Garage 25'5" x 17' (7.75m x 5.18m)

Power, light, up and over door, shelving and work bench.

3-7 South Street, Lancing, West Sussex, BN15 8AE

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Floorplan



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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.