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Description

GUIDE PRICE £300,000 - £325,000 Robert Luff & Co are delighted to present this spacious end of terrace home, occupying a generous corner plot providing a fantastic opportunity for extension. Lancing village centre and mainline railway station are just a short walk away and several well regarded schools are close by. The accommodation comprises: Entrance hall, living room, kitchen/dining room, first floor landing two good sized bedrooms and bathroom. Outside, there are attractive gardens to three sides and a garage en-bloc. Viewing essential - NO ONWARD CHAIN!

Key Features

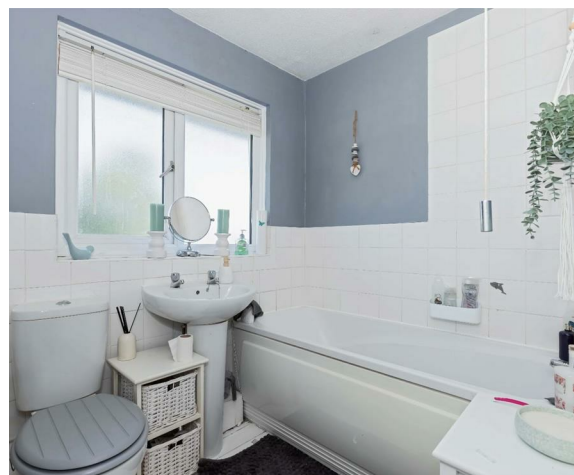
- End Of Terrace House
- Two Double Bedrooms
- Attractive Gardens
- Garage En-Bloc
- Council Tax Band: B
- Scope For Extension (Subject To Consent)
- Kitchen/Diner
- Gas Central Heating & Double Glazing
- EPC:
- No Onward Chain



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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

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Entrance Hall

Double glazed front door, radiator.

Lounge

4.14m x 3.30m (13'7" x 10'10")

Double glazed window to front, laminate flooring, TV point, radiator.

Kitchen/Diner

4.29m x 2.69m (14'1" x 8'10")

Double glazed window and French doors to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces incorporating sink unit with mixer tap, fitted electric oven, gas hob and extractor hood, space & plumbing for washing machine & dishwasher, space for further appliances, cupboard housing combi boiler, understairs storage cupboard, upright radiator.

First Floor Landing

Loft access.

Bedroom One

4.27m x 2.64m (14' x 8'8")

Double glazed windows to front, built in cupboard and wardrobe, radiator.

Bedroom Two

3.58m x 2.39m (11'9" x 7'10")

Double glazed window to rear, wardrobe, radiator.

Bathroom

Double glazed window to rear. Panel enclosed bath with mixer tap, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

Outside

Rear Garden

Decking, lawn, decorative shingle seating area, fence enclosed with rear access via gate.

Side Garden

Patio & shed.

Front Garden

Laid to lawn, tree.

Garage

En-bloc.



Floor Plan Shadwells Close

Ground Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Total area: approx. 60.6 sq. metres (651.8 sq. feet)



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.

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