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Description

****GUIDE PRICE - £325,000 TO £335,000**** Robert Luff & Co are delighted to present this spacious and well maintained end of terrace family home, conveniently located just a short walk from Lancing village centre and mainline railway station. Several well regarded schools are close by, including Seaside Primary and Sir Robert Woodard Academy. The generous accommodation briefly comprises: Enclosed entrance porch, entrance hall, South facing living room, modern fitted kitchen/diner, first floor landing, two double bedrooms, generous single bedroom and family bathroom. Outside, there is a good size rear garden and ample off street parking. VIEWING ESSENTIAL!!



Key Features

- End Of Terrace House
- Modern Fitted Kitchen/Diner
- Close To Village & Popular Schools
- Ample Off Street Parking
- Council Tax Band: C
- Three Bedrooms
- Good Size Rear Garden
- Gas Central Heating & Double Glazing
- EPC: C



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Entrance Porch

Double glazed windows & door.

Entrance Hall

Double glazed front door, radiator.

Lounge

4.27m x 3.73m (14' x 12'3")
Double glazed window to front, under-stairs cupboard, radiator.

Kitchen/Dining Room

5.26m x 3.48m (17'3" x 11'5")
Double glazed windows & back door. Fitted kitchen comprising: Range of fitted wall & base level units, work-surfaces incorporating single drainer sink unit with mixer tap, double electric oven, hob & extractor hood, space & plumbing for washing machine & dishwasher, cupboard housing central heating boiler.

First Floor Landing

Loft access, storage cupboard.

Bedroom

3.48m x 3.53m (11'5" x 11'7")
Double glazed window to rear, large storage cupboard, radiator.

Bedroom

3.66m x 2.64m (12' x 8'8")
Double glazed window to front, coving, wardrobe, radiator.

Bedroom

2.77m x 2.51m (9'1" x 8'3")
Double glazed window to front.

Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath, wash hand basin, close coupled WC, panel enclosed bath.

Outside

Rear Garden

Good size, patio, lawn, fence enclosed, rear access via gate.

Parking

Slate chippings parking area, ample parking for 2 - 3 cars.



Floor Plan Gravelly Crescent

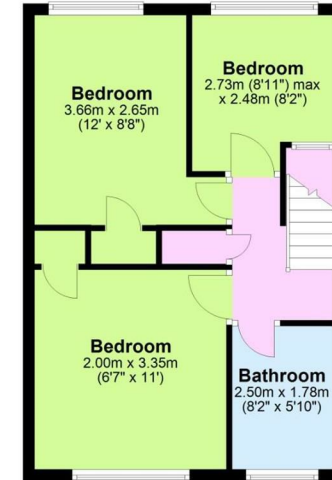
Ground Floor

Approx. 44.1 sq. metres (474.8 sq. feet)



First Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



Total area: approx. 85.6 sq. metres (920.9 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 (CO₂) 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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