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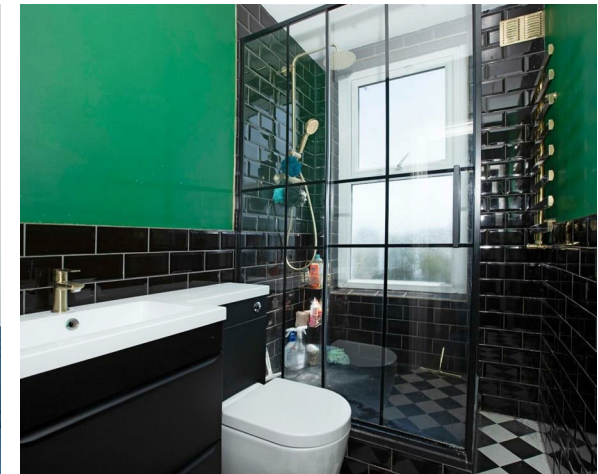
Description

Robert Luff & Co are delighted to present this period terraced home, ideally located in South Lancing - just a short walk from the village centre & mainline railway station. The property, which has been the subject of some improvement by the current owner, however does require finishing, comprises: Entrance porch, entrance hall, living room, kitchen/dining room, first floor landing, three bedrooms and contemporary shower room. Outside, there is an impressive, secluded rear garden. Benefits include: Double glazing, recently installed gas central heating and a recent re-wire. A fantastic opportunity to add your own stamp!



Key Features

- Period Terraced House
- Generous Rear Garden
- New Central Heating Boiler & Consumer Unit
- Short Walk To Village & Railway Station
- Council Tax Band: B
- Three Bedrooms
- Recently Fitted Kitchen & Bathroom
- Requires Finishing
- EPC: C



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Entrance Hall

Living room
3.71m x 3.00m (12'2" x 9'10")

Kitchen/Diner
4.60m x 3.43m (15'1" x 11'3")

First Floor Landing

Bedroom One
3.35m x 3.00m (11' x 9'10")

Bedroom Two
3.05m x 3.00m (10' x 9'10")

Bedroom Three
2.13m x 1.52m (7' x 5')

Modern Shower Room

Outside

Generous Rear Garden

Outhouse
WC



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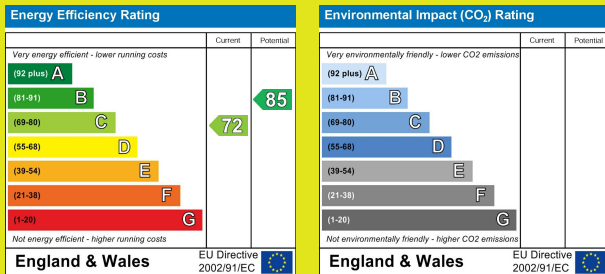
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Floor Plan Myrtle Road



Total area: approx. 70.4 sq. metres (757.3 sq. feet)



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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