



Cokeham Road, Lancing

Offers In The Region Of
£450,000
 Freehold

- Link Detached Three Bedroom Chalet Style House
- Beautifully Maintained South Facing Rear Garden
- Off Road Parking For Multiple Cars
- Located Within Catchment For Good Local Schools
- Abundance Of Storage
- Separate Utility Room
- Double Length Garage With Additional Underground Storage
- Conveniently Located Close To Local Shops And Public Transport Access
- Downstairs Shower Room With W/C
- EPC Rating - C

Robert Luff & Co are excited to welcome to market this rarely available three bedroom link detached chalet style house in the sought after Sompting area. The abundance of space begins from the front with ample parking on the drive for multiple cars. Internally the ground floor offers a large kitchen with space for dining table, separate utility room with plumbing for white goods, work units and a sink, a downstairs shower room with w/c and a bright and sunny south facing lounge with parquet flooring. Upstairs offers yet more space with three good sized bedrooms and a bathroom. As well as fantastic living space, this property boasts ample storage space with three cupboards in the hallway, storage cupboards in the bedrooms, loft space and underground storage in the garage. The garden is a haven for wildlife with attractive trees and a mature hedgerow, facing south means it is a sunny spot to grow vegetables and with a patio and a decked area to enjoy some alfresco living. Accessible from the garden is the extended garage which could be used as a workshop or converted in to a study.

The location of this home lends an opportunity to live close to local shops and good transport links with the mainline train station within 0.8 miles and a bus stop just moments away. There are good local schools within catchment and with Lancing Beach and The South Downs both within easy walking distance, we think this property is the perfect home and therefore viewing is a must.

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**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Floor laid to tile. 3 x storage cupboards. Radiator. Door leading to:

Utility Room

Belfast sink with tap over, plumbing for washing machine, space for tumble dryer above, base and eye level units and work top. West facing window. Floor laid to tile.

Shower Room & W/C

Floor laid to tile. Walls fully tiled. Low level w/c. Wash hand basin. Walk in shower cubicle. Heated towel rail. Frosted window

Kitchen/Dining 13'04 x 9'10 (4.06m x 3.00m)

Floor laid to tile, range of fitted wall and base level units, work surfaces incorporating sink and drainer with tap, with mixer tap, integrated electric oven, integrated gas hob with extractor hood, built in dishwasher, free standing fridge freezer, wall mounted modern powerful combi boiler, window facing north. White double glazed pvc patio doors leading to side, space for dining room table.

Lounge 12'04 x 19'11 (3.76m x 6.07m)

Floor laid to parquet, 2 x white pvc patio doors to garden, radiator, west facing window, radiator, stairs leading to:

First Floor Landing

Loft access with pull down ladder, boarded to provide storage space east facing window, doors leading to:

Bedroom Three 12'06 x 6'06 (3.81m x 1.98m)

Floor laid to carpet, south facing window, radiator, storage cupboard above stairs with shelving

Bedroom One 12'06 x 9'10 (3.81m x 3.00m)

Floor laid to carpet, radiator, south facing window, safe built into wall.

Bedroom Two 13'11 x 7'07 (4.24m x 2.31m)

Floor laid to carpet, window to north offering down land views, radiator

Bathroom

Floor laid to wood laminate, walls fully tiles, low level w/c, wash hand basin, bath with shower attachment, west facing window.

Loft Room

Fully boarded, pull down ladder, ideal space for storage or hobby room.

Outside

Rear Garden

South facing, partly laid to lawn, part decking and patio, enclosed by wall one side and fence to the rear and other side. Pond (that can be removed if needed) attractive hedgerow to rear, access to garage, side access to front of property

Front Garden

Driveway with off road parking for three cars.

Garage 38'09 x 8'06 (11.81m x 2.59m)

Electric roller door to front, steps down to 1m deep storage which could be used as a wine cellar, sensor lighting, solar panels on roof and generator for solar panels generating 800 watts max.



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Floorplan



Energy Efficiency Rating		Current	Potential
Vary 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		70	76
		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.