



Price
£325,000
Freehold

Brook Way, Lancing

- Semi-Detached Family Home
- Three Bedrooms
- Kitchen/Diner
- Rear Garden
- Viewing Highly Recommended
- Council Tax Band - D

Robert Luff and Co are delighted to offer to the market this semi detached family home, situated in Lancing village, close to local shopping facilities, restaurants, parks, schools, bus routes and mainline station. Accommodation offers entrance porch, entrance hall, lounge, kitchen/diner, three bedrooms and family bathroom. Other benefits include rear garden. Viewing highly recommended. Available Now.

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Accommodation

Entrance Porch

New double-glazed front door leading into entrance porch. Storage space. Part-glazed front door leading to:

Entrance Hall

Lounge

Double-glazed window to front. TV point. Telephone point. Radiator. Smoke alarm. Part-glazed wood doors leading through to:

Kitchen/Dining Room

A range of matching high gloss wall and base units. Granite effect worktop incorporating stainless steel sink with mixer tap. Built in oven. Four ring hob. Integrated extractor fan above. Integrated washer/dryer. Integrated dishwasher. Integrated fridge/freezer. Space for formal dining room table and chairs. Under stairs cupboard housing gas and electric meters. Spotlights. Double-glazed windows to rear access. Double-glazed door to rear garden.

First Floor Landing

Stairs leading to first floor. Double-glazed window to side aspect. Built in storage cupboard with sliding doors with hanging space and boiler. Further built in cupboard with shelving.

Bedroom One

Double-glazed window to front aspect. Radiator. Built in wardrobe with hanging space and shelving.

Bedroom Two

Double-glazed window to rear. Radiator. Fitted wardrobe with sliding doors with hanging space and shelving.

Bedroom Three

Double-glazed window to rear aspect. Built in cupboard providing storage.

Family Bathroom

Refitted family bathroom. Panel enclosed P shaped bath with screen, mixer tap and shower over. Wash hand basin set into vanity unit with mixer tap. Low level flush WC. Heated towel rail. Extractor.

Outside

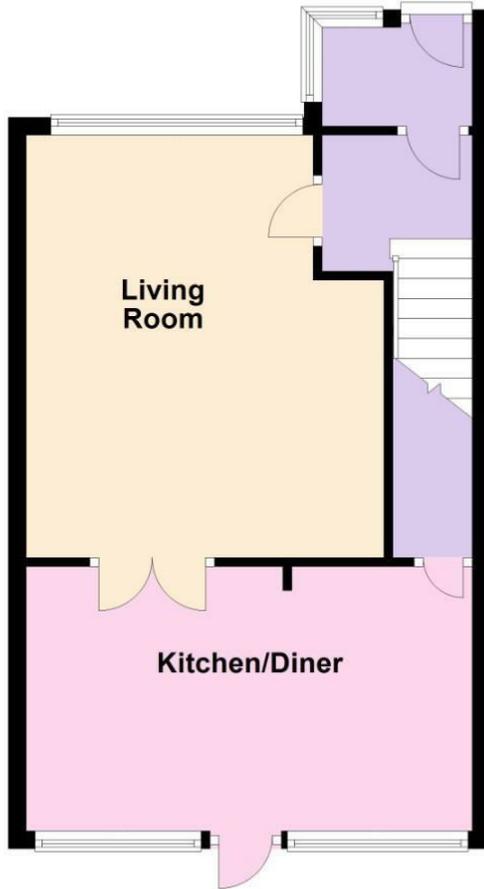
Rear Garden

Laid to hard standing. Timber potting shed. Covered storage area. Raised flower bed with central feature pond.



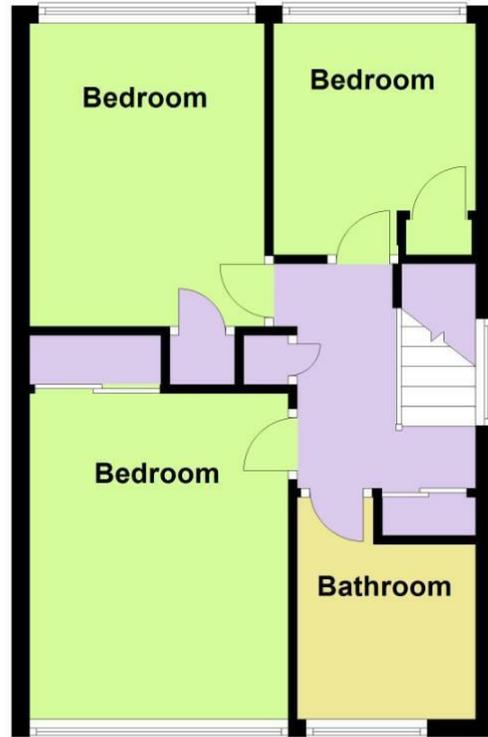
Ground Floor

Approx. 41.5 sq. metres (446.7 sq. feet)



First Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



Total area: approx. 80.9 sq. metres (871.2 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		71	85
		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.