Robert Luff & Co

Alexandra Road, Lancing

Freehold - Offers In Excess Of £375,000

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D



Description

Robert Luff & Co are delighted to present this spacious semi-detached family home, enviably located just a few hundred metres from the beach and a short walk from Lancing village centre, along with its mainline railway station. "Outstanding" Seaside Primary School is close by and the 700 bus service provides easy access to Brighton, Worthing & beyond. The generous accommodation comprises: Entrance hall, living room with wood burning stove, separate dining room, kitchen, sun room, ground floor wet room, first floor landing, two double bedrooms, further single bedroom & family bathroom. Outside, there are low maintenance gardens and a garage. Viewing Essential - NO CHAIN!







Key Features

- Spacious Semi-Detached House
- Three Bedrooms
- Ground Floor Wet Room
- Driveway & Garage
- EPC: D
- Moments From Beach
- Two Receptions
- South Facing Garden
- No Onward Chain
- Council Tax Band: D

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Entrance Hall
Understairs storage cupboard, radiator.

Living Room
4.70m x 3.66m (15'5" x 12')
Coving. Double glazed window to front, coving, wood burning stove.

Kitchen
3.66m x 3.53m (12' x 11'7")
Coving. Window and door to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel sink unit with mixer tap, fitted electric oven and grill, electric hob with extractor hood over, space & plumbing for washing machine and dishwasher, wine rack, breakfast bar, space for fridge/freezer, tiled splash-backs.

Conservatory
4.62m x 1.75m (15'2" x 5'9")
Windows and door to rear. Door to:

Wet Room
Port hole style window. Wall mounted shower, close coupled WC, pedestal wash hand basin, grab rails.

Dining Room
4.34m x 2.64m (14'3" x 8'8")
Coving. Patio door to side.

First Floor Landing
Loft access

Bedroom
3.76m x 3.07m (12'4" x 10'1")
Timber framed double glazed window to front, built in wardrobe.

Bedroom
3.66m x 3.61m (12' x 11'10")
Double glazed window, coving.

Bedroom
2.34m x 2.29m (7'8" x 7'6")
Timber framed double glazed window to front.

Bathroom
Fitted suite comprising: Panel enclosed bath, pedestal wash hand basin, shower enclosure, close coupled WC.

Outside

Rear Garden
South & West aspect, patio.

Garage
4.88m x 2.57m (16' x 8'5")
Power, light, up & over door, window to side, wall mounted central heating boiler.

Driveway







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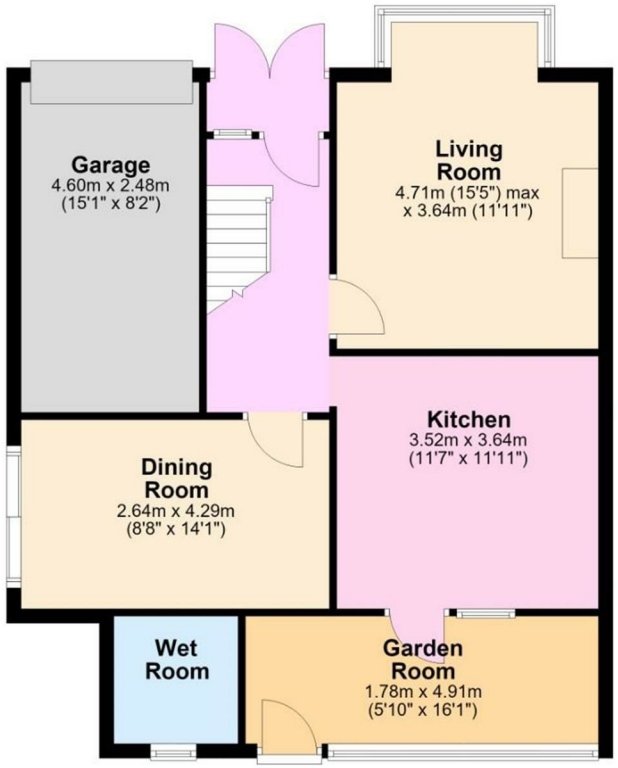


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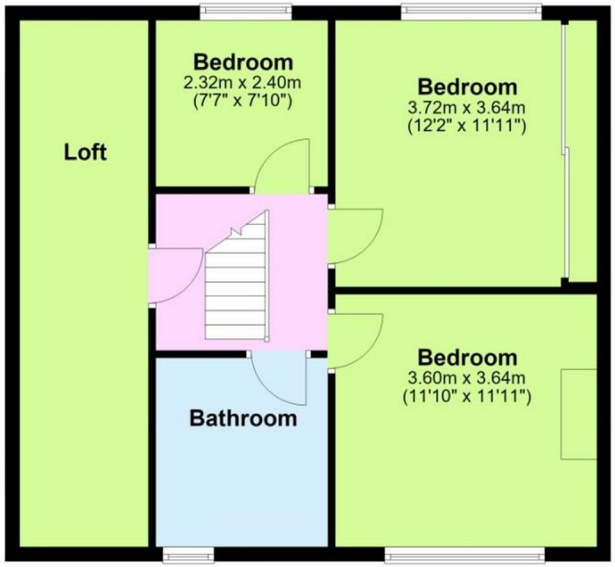
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Floor Plan Alexandra Road

Ground Floor
Approx. 72.5 sq. metres (780.0 sq. feet)

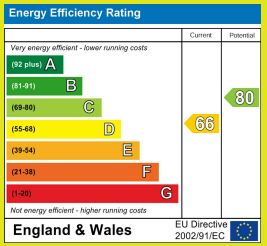


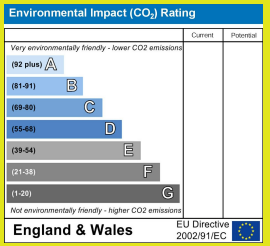
First Floor
Approx. 45.3 sq. metres (488.1 sq. feet)
(excluding Loft)



Total area: approx. 117.8 sq. metres (1268.1 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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