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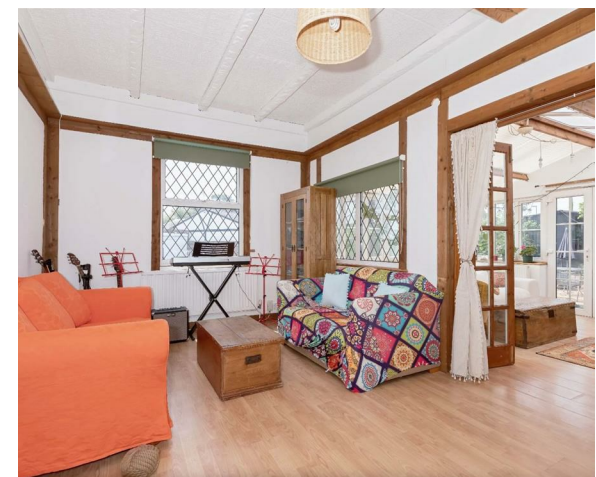
## Description

A Potters Dream!! Robert Luff & Co are delighted to present this spacious and well presented DETACHED seaside home, located just a few minutes' walk from Lancing Beach. The generous accommodation comprises: Entrance porch, hallway, ground floor double bedroom, ground floor bathroom, living room opening onto conservatory, fitted kitchen with steps down into dining area with door to office/workroom. First floor landing, two double bedrooms and upstairs cloakroom. Outside, there is a beautiful garden brimming with fruit trees, a timber shed and off street parking with EV Point. VIEWING ESSENTIAL!!



## Key Features

- Detached Chalet Home
- Impressive Living Accommodation
- Office/Workroom
- Close To Beach & Village Centre
- EPC: E
- Three Double Bedrooms
- Pretty Garden With Fruit Trees
- Parking With EV Point
- Gas Central Heating & Double Glazing
- Council Tax Band: C



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### Entrance Porch

Inner door to:

### Entrance Hall

Understairs cupboard housing electrical consumer unit, radiator.

### Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap and shower over, close coupled WC, pedestal wash hand basin, part tiled walls, radiator, airing cupboard.

### Bedroom 3

**4.34m x 2.57m (14'3" x 8'5")**

Dual aspect double glazed windows to front & side, radiator.

### Living Room

**6.05m x 3.15m (19'10" x 10'4")**

Triple aspect double glazed windows to front & rear, exposed brick feature inglenook fireplace (blocked off but could be re-opened subject to professional advice), two radiators, laminate flooring.

### Conservatory

**3.45m x 3.35m (11'4" x 11')**

Double glazed windows to front, rear & side, recently renewed roof, laminate floor, two radiators.

### Kitchen

**3.28m x 2.54m (10'9" x 8'4")**

Range of fitted wall & base level units, fitted worksurfaces incorporating one and a half bowl sink unit with mixer tap, double electric oven, gas hob with hood over, space and plumbing for dishwasher, exposed chimney breast. Steps down to:

### Dining Area

**4.72m x 4.60m max (15'6" x 15'1" max)**

Irregular shape. Door to garden, two radiators. Door to:

### Office/Workroom

**4.70m x 2.29m (15'5" x 7'6")**

Double glazed windows and separate door to front, utility area with sink, space & plumbing for washing machine, radiator. Currently in use as a pottery studio (Pottery equipment available by separate negotiation).

### First Floor Landing

### Bedroom 1

**4.98m x 4.32m max (16'4" x 14'2" max)**

Dual aspect double glazed windows to front & side, built in wardrobe, storage into eaves, laminate flooring, radiator.



### Bedroom 2

**4.98m x 3.20m (16'4" x 10'6")**

Dual aspect double glazed windows to front & side, storage into eaves, radiator.

### Upstairs Cloakroom

Double glazed window to rear. Close coupled WC, pedestal wash hand basin, part tiled walls, radiator.

### Outside

#### Garden

South-Westerly Aspect. Fence enclosed with access via gate, various fruit trees, well stocked borders, patio entertainments area.

#### Timber Shed

**3.66m x 2.21m (12' x 7'3")**  
Windows.

### Parking

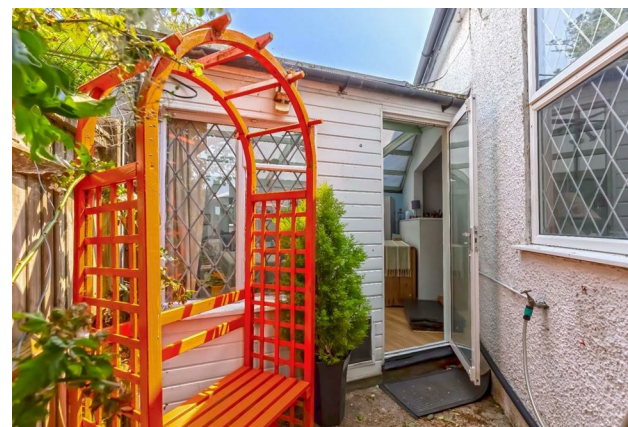
Private drive with EV point.

### Agents Note

The property is timber framed, so any prospective buyers requiring finance should make enquiries with their mortgage provider prior to viewing.







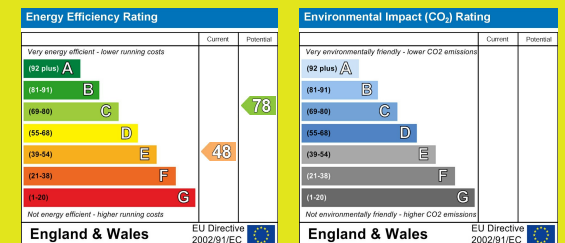
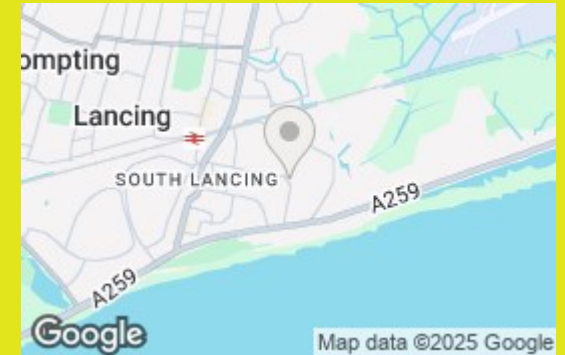
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## Floor Plan Kings Road



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