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Description

Robert Luff & Co are excited to present this superb, extended house, enviably located in this ever popular North Lancing position. Well regarded schools are close by, including North Lancing Primary & Sir Robert Woodard Academy and local shops are just a short walk away on Manor Road. The impressive accommodation briefly comprises: Enclosed entrance porch, living room opening onto full width extended dining room, fitted kitchen, first floor landing, primary bedroom with stunning Southerly sea views, two further generous bedrooms and bathroom. Outside, there is a fantastic, South facing rear garden with outdoor kitchen - Perfect for entertaining. The property further benefits from gas central heating, double glazing and off street parking. **VIEWING ESSENTIAL!!**



Key Features

- Extended Family Home
- Three Generous Bedrooms
- Beautiful South Facing Garden With Outdoor Kitchen
- Superb Condition Throughout
- Council Tax Band: C
- North Lancing Location
- Stunning Views
- Off Street Parking
- EPC: C



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Enclosed Entrance Porch

Double glazed windows & front door. Inner double glazed stable style door.

Lounge

Double glazed window to front, alcove cupboard & shelving, electric stove effect fire, LTV flooring, radiator.

Dining Room

Double glazed windows & French doors to rear, further double glazed window to side, downlighters, LTV flooring, two radiators.

Kitchen

Double glazed window to front, range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer sink unit with mixer tap, space & plumbing for washing machine, space for range cooker with extractor hood over, tiled splash-backs, understairs cupboard, freestanding island breakfast bar, LTV flooring, radiator.

First Floor Landing

Loft access with pull down ladder.

Bedroom One

Double glazed window to rear with stunning views over Lancing and the English Channel, radiator.

Bedroom Two

Double glazed window to front, built in wardrobes, radiator.

Bedroom Three

Double glazed window to front, storage cupboard, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: Double ended bath with mixer tap & shower over, wash hand basin with drawers under, close coupled WC, electric shaver point, majority tiled walls.

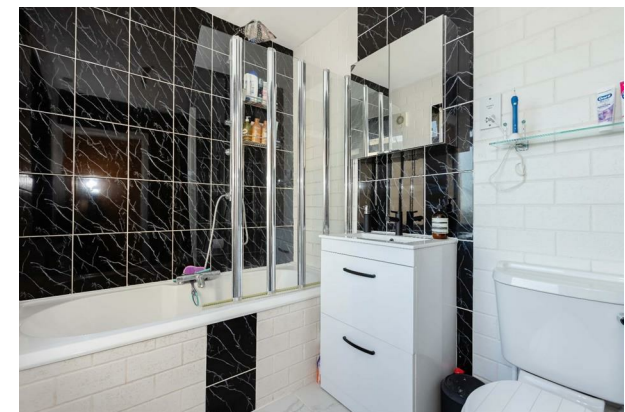
Outside

South Facing Rear Garden

Upper patio terrace with glass balustrade and steps leading down to lawn, decking and large timber shed/workshop. Outdoor kitchen with stainless steel sink with tap, gas BBQ and coal pizza oven. Double outside power socket.

Parking

To front of property.



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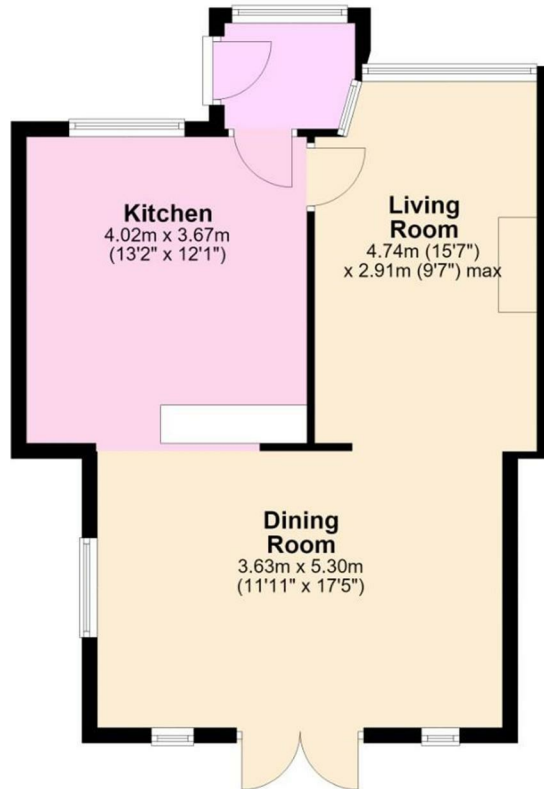
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Floor Plan Fircroft Avenue

Ground Floor

Approx. 50.9 sq. metres (548.0 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 92.3 sq. metres (994.0 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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.

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