



Brook Way, Lancing

Guide Price
£400,000
Freehold

- Spacious Semi-Detached House
- Three Double Bedrooms
- Conservatory
- South Facing Garden With Hot Tub
- Popular South Lancing
- Ample Parking & Garage
- Contemporary Kitchen
- Solar Panels
- EPC: B
- Council Tax Band: D

MOTIVATED SELLER! Robert Luff & Co are delighted to present this SPACIOUS & VERY WELL MAINTAINED, semi-detached chalet style house, ideally located just a short walk from Lancing village centre, mainline railway station and beach. The generous accommodation comprises: Entrance hall, ground floor WC, lounge/dining room with bi-fold doors opening into conservatory, CONTEMPORARY FITTED KITCHEN with integrated appliances, first floor landing, THREE DOUBLE BEDROOMS and bathroom. Outside, there is a low maintenance SOUTH FACING REAR GARDEN, a block paved front garden providing ample off street parking and access to the INTEGRAL GARAGE. Further benefits include: Gas central heating, double glazing and solar panels currently generating approx. £600 income per year. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Glazed front door, coving, radiator, door to garage.

Cloakroom

Downlighters, close coupled WC, wash hand basin, extractor fan.

Kitchen 11'5" x 8'4" (3.48m x 2.54m)

Double glazed windows to front & side, range of fitted wall & base level units, fitted roll edged work surfaces incorporating one and a half bowl single drainer sink unit with mixer tap, space and plumbing for washing machine and dishwasher, electric oven, gas hob and extractor hood, combi microwave/grill, breakfast bar, cupboard housing central heating boiler, tiled floor.

Lounge 20' x 11'9" (6.10m x 3.58m)

Double glazed window to rear, bi-fold doors to conservatory, coving, ceiling fan, radiator.

Conservatory 8'2" x 6'10" (2.49m x 2.08m)

Double glazed windows and patio doors.

First Floor Landing

Coving, double glazed window to side, loft access with ladder.

Bedroom One 15'2" x 8'10" to wardrobe doors (4.62m x 2.69m to wardrobe doors)

Double glazed window to rear, full length wardrobes, radiator.

Bedroom Two 13'7" max into window x 11' (4.14m max into window x 3.35m)

Double glazed window to front, wardrobe, radiator.

Bedroom Three 11'10" x 9'2" (3.61m x 2.79m)

Double glazed window to rear, wash hand basin with cupboard under, radiator.

Bathroom

Velux double glazed window to front. Fitted suite comprising: Panel enclosed bath with electric shower over, vanity unit with inset wash hand basin, close coupled WC, part tiled walls, cupboard housing immersion heater, downlighters.

Outside

South Facing Rear Garden

Patio, lawn, hot tub with awning over, various plants & shrubs, timber shed, side access via gate.

Parking

Block paved front garden providing ample parking for 2 cars. Access to:

Integral Garage 18'2" x 8'3" (5.54m x 2.51m)

Power, light, work bench, up and over door.

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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		81	88
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			

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