



Hurstfield, Lancing

Guide Price
£400,000
Freehold

- End Of Terrace House
- Open Plan Living
- Ground Floor WC
- South Facing Garden
- Ample Parking
- Five Bedrooms
- Kitchen With Quartz Work-Surfaces
- Potential For En-Suite Shower Room
- Garden Bar & Storage Room
- EPC:

GUIDE PRICE £400,000 - £425,000 Robert Luff & Co are delighted to present this EXTENDED family home, ideally located just a short walk from Lancing village centre and mainline railway station. The property has been the subject of great improvement by the current owner and features generous accommodation comprising: Entrance hall, ground floor WC & utility area, FANTASTIC OPEN PLAN LOUNGE/KITCHEN/DINER, ground floor bedroom, first floor landing, MASTER BEDROOM WITH FEATURE VAULTED CEILING AND DRESSING ROOM (potential en-suite shower room), three further bedrooms and family bathroom. Outside, there is an attractive, low maintenance SOUTH FACING REAR GARDEN with its OWN PUB!! Benefits include: Gas central heating, double glazing and AMPLE OFF STREET PARKING. Viewing a must!!

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Accommodation

Entrance Hall

Composite double glazed front door, downlighters, engineered oak flooring, column radiator, stairs rising to first floor, under-stairs cupboard.

Cloakroom

Double glazed window to front, fully tiled walls and floor, downlighters, close coupled WC, wash hand basin with cupboard under, heated towel rail, door to:

Utility Area

Space and plumbing for washing machine & tumble dryer, space for further appliances, wall mounted consumer unit.

Bedroom/Study 9'2" x 8'10" (2.79m x 2.69m)

Double glazed window to front, downlighters, radiator.

Lounge/Diner/Kitchen 20'9" max x 20'3" max (6.32m max x 6.17m max)

Double glazed windows and French doors to rear, engineered oak flooring, downlighters, feature exposed brick wall, television aerial point, two column radiators.

Kitchen Area

Double glazed window to side, downlighters. Luxury fitted kitchen comprising: Range of fitted wall and base level units, quartz worksurfaces, stainless steel one and a half bowl sink unit with mixer tap, tiled splash-backs, double combi electric oven/grill, electric hob with extractor hood over, integrated fridge/freezer and dishwasher, central island/breakfast bar.

First Floor Landing

Loft access, downlighters, storage cupboard.

Master Bedroom 15'8" excluding door recess x 10'1" max (4.78m excluding door recess x 3.07m max)

Double glazed window to rear overlooking garden, downlighters, raised sleeping area with balustrade and feature vaulted ceiling with Velux window, television aerial point, walk in wardrobe with plumbing in place for a potential shower room.

Bedroom Two 10'7" x 9'6" (3.23m x 2.90m)

Doubled glazed window overlooking garden, radiator.

Bedroom Three 10'7" x 6' (3.23m x 1.83m)

Double glazed window to front, radiator.

Bedroom Four 9'5" x 6'8" (2.87m x 2.03m)

Double glazed window to front, radiator.

Bathroom

Double glazed window to side, walk in shower enclosure with rainfall shower, vanity unit with inset wash hand basin with mixer tap and cupboard under, close coupled WC, heated towel rail, tiled floor.

Outside

South Facing Rear Garden

Patio, artificial grass, raised sleeper bed with palm trees, quince tree, further seating entertainments area, outside power & light.

Bar 14'4" x 11'5" (4.37m x 3.48m)

Double glazed windows and French doors, power, light, fully built in bar, woodburner.

Storage Room

With light.

Parking

Block paved providing ample parking for several vehicles.



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Total area: approx. 117.2 sq. metres (1262.0 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		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.