



4



1



2



D



Description

Robert Luff & Co are delighted to bring to the market this incredibly spacious, extended and very well presented semi-detached family home, conveniently located close to local shops and well regarded schools. The generous accommodation comprises: Entrance hall, ground floor WC, extended lounge/dining room, contemporary fitted kitchen, separate utility room, ground floor double bedroom, first floor landing, three further double bedrooms and luxury bathroom. Outside,

there is a good size, low maintenance rear garden, front garden and off street parking. The property further benefits from a small garage suitable for motorbikes, bicycles & storage. Viewing Essential!!



Key Features

- Four Double Bedroom Chalet
- Off Road Parking & Garage
- Vendor Suited
- Semi-Detached
- Ground Floor W/C
- Modern Throughout
- Close To Local Shops, Bus Routes & Amenities
- Council Tax Band D
- Close To Well Regarded Schools
- Utility Room







robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff
& Co

Floor Plan Test Road



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	61	
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.

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