

Robert
Luff & Co

Mount Way, Lancing

Freehold - £875,000



4



3



2



Description

WOW - SOME OF THE BEST VIEWS IN LANCING!! Robert Luff & Co are excited to present this fantastic FOUR BEDROOM "upside down" house, enviably located within the South Downs National Park, in one of North Lancing's most popular roads. The property, which offers a huge slice of 80's nostalgia, has been well maintained throughout and briefly comprises: Entrance hall, utility room, primary bedroom with en-suite bathroom, three further ground floor bedrooms and family bathroom, first floor landing, spacious living room with access onto large balcony with stunning Southerly views across the English Channel, Lancing, Brighton to the Seven Sisters in the East, dining room, kitchen and cloakroom. Outside, there are gardens to three sides, ample off street parking and a double garage. The property also benefits from solar panels, which generate income, whilst reducing the bills. Viewing essential - NO ONWARD CHAIN!!



Key Features

- Detached Upside Down House
- En-Suite To Master
- Utility Room
- Separate Dining Area
- Terrace With Stunning Views Across Lancing To The English Channel
- Four Bedrooms
- Luxury Family Bathroom
- Impressive Living Room With Bar
- Kitchen/Breakfast Room
- Gardens, Driveway, Double Garage & Solar Panels



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Entrance Hall

South Facing Garden

Utility Room
2.95m x 2.95m (9'8" x 9'8")

Double Garage

Primary Bedroom
3.96m x 3.73m (13' x 12'3")

En-Suite Bathroom

Bedroom
3.89m x 3.43m (12'9" x 11'3")

Bedroom
3.73m x 3.45m (12'3" x 11'4")

Bedroom
2.87m x 2.79m (9'5" x 9'2")

Bathroom
2.74m x 2.44m (9' x 8')

First Floor
Loft access

Living Room
6.50m x 5.44m (21'4" x 17'10")

Dining Area
3.56m x 3.25m (11'8" x 10'8")

Kitchen/Breakfast Room
6.48m x 2.97m *narrowing to*
2.92m (21'3" x 9'9" *narrowing to*
9'7")

WC

Outside

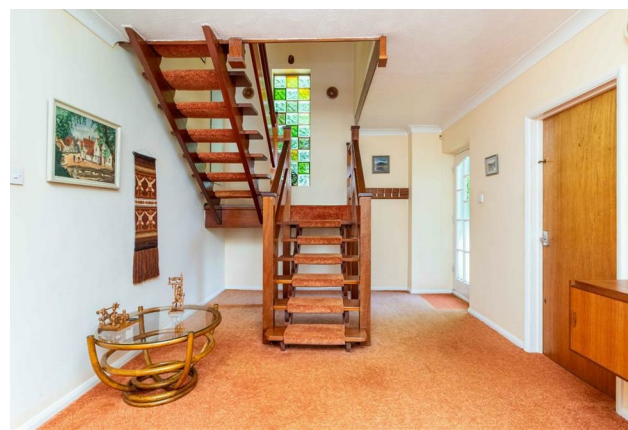
Full Width Sun Terrace
Stunning Views Over Lancing To
The English Channel Beyond



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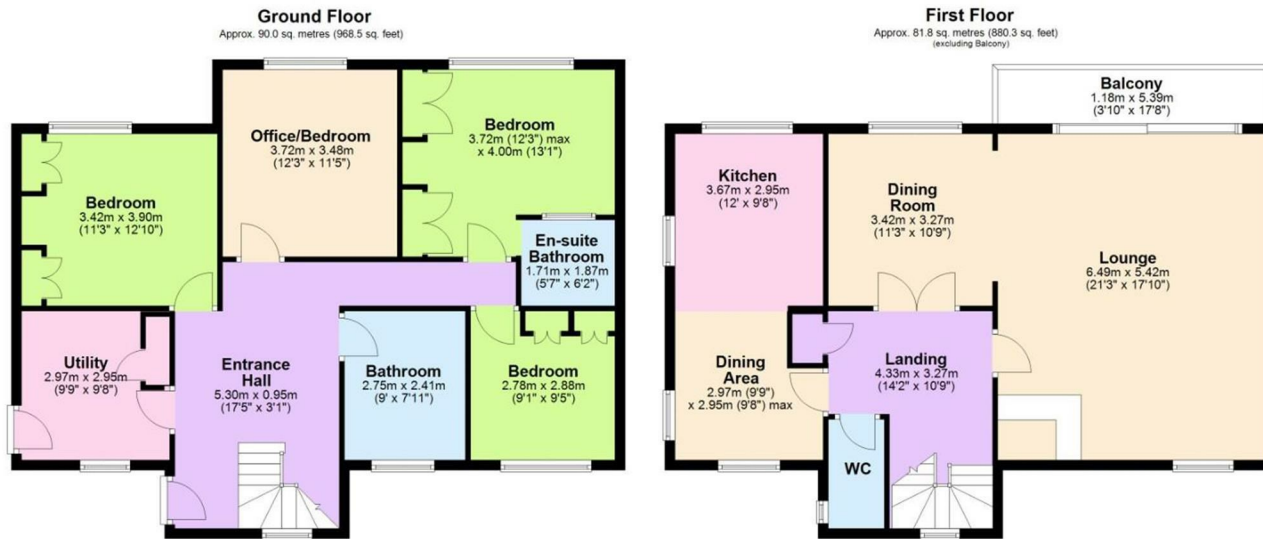


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Floor Plan Mount Way



Total area: approx. 171.8 sq. metres (1848.8 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(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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