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Description

Robert Luff & Co are delighted to welcome to the market this ideally situated detached residence in one of Lancing's most popular no through roads. Ideal for anyone who enjoys this coast this property is wonderfully positioned just a stones throw from Lancing beach which offers a superb collection of water sports and is home to one of the best wind surfing spots in the country, the beach also boasts a peaceful beach and popular cafe The Perch whilst Lancing Village Centre is just half a mile away complete with wine bar, restaurants and local amenities. If that isn't enough Brooklands nature reserve sits close by offering the perfect area for family walks. Internally this home boasts a bright lounge dining room, fitted kitchen, family bathroom and three double bedrooms whilst also benefiting from off road parking and rear garden. The current owner has had drawings done for an extension to the loft to create additional bedrooms which could be carried out by the next owner subject to the necessary planning consents. Call now to view this handsome beach retreat for yourself.

Key Features

- Detached Three Bedroom Home
- Private No Through Road
- Off Road Parking
- Walking Distance To Brooklands Nature Reserve
- Council Tax Band C
- Moments From Lancing Beach
- Close To Local Transport Links
- Drawn Plans For Loft Extension
- Vendor Suited
- Walking Distance To Local Amenities



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

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Porch
6.25m x 1.40m (20'6 x 4'7)
leading to:

Internal Front Door
To:

Lounge/Dining Room
5.49m x 3.76m (18' x 12'4)
Oak flooring, double glazed window, open fireplace with log burner.

Hallway
Wooden flooring, doors to:

Kitchen
4.22m x 2.49m (13'10 x 8'2)
Wooden flooring, range of eye and base level cupboards with work surfaces over, double glazed dual aspect windows, stainless steel sink drainer, integrated oven with hob and extractor fan, space for dishwasher, space for fridge freezer, space for washing machine and tumble dryer, oak flooring, double glazed patio door to garden, door to:

Bedroom Three
Wooden floorboards, double glazed window, radiator

Bedroom One
3.71m x 3.15m (12'2 x 10'4)
Carpet, double glazed window, radiator

Bedroom Two
3.66m x 2.44m (12'0 x 8'0)
Carpet, double glazed window, radiator

Bathroom
Vinyl flooring, double glazed window, bath with shower over, heated towel rail, wash hand basin in vanity unit, fully tiled walls, low level flush w/c

Outside

Rear Garden
Enclosed by fencing with side access, mainly laid to lawn with decked seating area

Front
Off road parking with dropped kerb, lawn area.



Floor Plan Lancing Park



Total area: approx. 76.9 sq. metres (827.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>86</p> <p>60</p>
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>A</p> <p>D</p>
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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