



## Blacksmiths Crescent, Lancing

Guide Price  
£375,000  
Freehold

- Minutes away From Sompting Recreational Ground
- Off Road Parking For Two Cars
- Good Decorative Order
- Close To Shops And Bus Services
- Great Social able Kitchen Diner
- Catchment Area To Sompting Village Primary School
- Secluded Rear Garden
- Double Glazing Throughout
- EPC Rating- C
- Council Tax - C

Robert Luff & Co are delighted to welcome to the market this fantastic family home located in popular Sompting, within catchment area for Sompting Primary School and Sir Robert Woodard Academy whilst also offering a recently refurbished play park just a moment away and easy access to local transport and amenities. Internally this property offers a modern and sociable kitchen with breakfast bar opening to dining room and lounge whilst upstairs there are three good size bedrooms and a family bathroom. Externally the property boasts off road parking to the front and a wonderfully secluded rear garden with ample storage in the three outbuildings. This property offers a space that you can move straight into and is decorated to a high standard. Call to book your viewing now.

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## Accommodation

### Lounge 11'02 x 13'08 (3.40m x 4.17m)

Wood laminate flooring with an electric fireplace and double doors backing onto the garden.

### Diner 9'05 x 10'04 (2.87m x 3.15m)

Wood laminate flooring throughout, double glazed windows, radiator and a breakfast bar.

### Kitchen 9'69 x 11'04 (2.74m x 3.45m)

Wood laminate flooring, space for; Fridge freezer, Dishwasher, Washing machine and a Tumble dryer. Integrated Electric hob and extractor oven. Has double glazing tiled walled and 2 windows and a breakfast bar.

### Upstairs landing

Wooden laminate through, Storage cupboards and loft access.

### Entrance

UPC door leading into the hallway, laminate flooring, stairs to first floor, storage cupboard and a radiator with a cover.

### Bedroom one 9'06 x 13'09 (2.90m x 4.19m )

Carpeted, Double Glazed Window and a covered radiator.

### Bedroom two 10'06 x 8'02 (3.20m x 2.49m)

Carpeted, Double Glazed Window and a radiator.

### bedroom three 10'06 x 8'02 (3.20m x 2.49m)

Carpeted, Dual Double Glazed Windows and a radiator.

### Bathroom

Tiled Flooring, Double glazed window, a bath with an overhead shower, basin and WC.



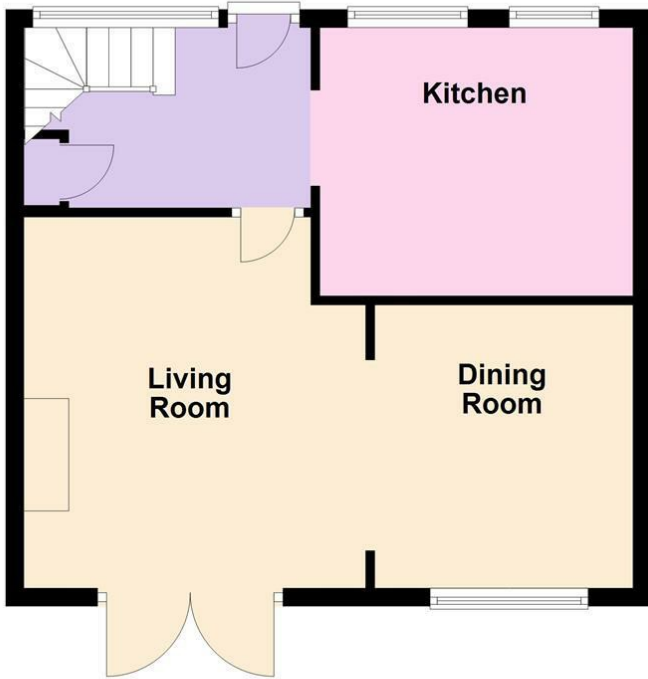
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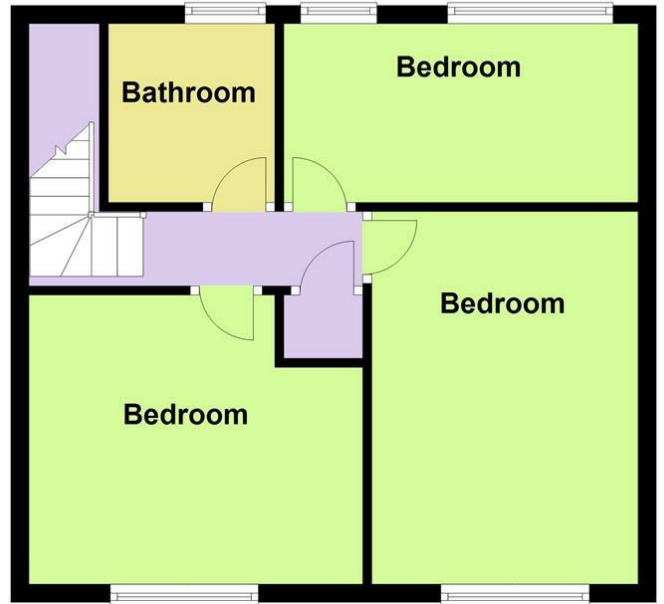
**Ground Floor**

Approx. 42.2 sq. metres (454.4 sq. feet)



**First Floor**

Approx. 42.2 sq. metres (454.4 sq. feet)



Total area: approx. 84.4 sq. metres (908.8 sq. feet)

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

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