

Robert  
Luff & Co

Manor Road, Lancing

Freehold - Offers In Excess Of £650,000



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## Description

\*\*\*NO CHAIN\*\*\* Robert Luff & Co are delighted to market this incredibly spacious and very well presented detached family home, ideally located in Manor Road in the ever popular North Lancing area. Local shops are just a few minutes' walk away and popular North Lancing primary school is on the doorstep. The generous accommodation comprises: Entrance hall, through lounge/dining room, well appointed fitted kitchen opening onto a beautiful conservatory/utility room, ground floor office/bedroom, ground floor shower room/wc, first floor landing, primary bedroom with en-suite shower room and fitted wardrobes, three further bedrooms and family bathroom with bath and separate shower enclosure. Outside, there is an attractive, secluded rear garden, formal front garden and a garage with an electric door. The property further benefits from gas central heating, double glazing, full Air Conditioning to all bedrooms and being CHAIN FREE. The roof of the property has been recently overhauled and benefits from the balance of a 10 year guarantee. VIEWING ESSENTIAL!!



## Key Features

- Detached House
- Three Bathrooms
- Fitted Kitchen
- Beautiful Gardens
- North Lancing Location
- Four/Five Bedrooms
- Through Lounge/Dining Room
- Conservatory
- Garage & Parking
- EPC:



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### **Shower Room**

Double glazed window to side aspect, low level flush WC, walk in shower enclosure, wash hand basin with cupboard under, large under-stairs storage cupboard and ladder radiator.

### **Study/Bedroom**

**2.67m x 2.44m (8'9 x 8'0)**

Double glazed window to front aspect, radiator and coved ceiling, fitted Wi-Fi connections.

### **Conservatory**

**6.96m x 3.10m to French doors (22'10" x 10'2" to French doors)**

Double glazed windows to rear and side aspect, double glazed French doors to rear and double glazed door to side. Utility area with fitted sink & drainer with plumbed in Washing machine & Dryer. Leisure area, with attractive wall lights and folding doors to Dining and Lounge space.

### **Kitchen**

**4.06m x 3.05m (13'4 x 10'0)**

Matching range of wall and base units with fitted work surface with extended breakfast bar, incorporating a one and a half bowl sink unit with drainer, integrated dishwasher, electric hob, double oven, combi microwave, space and plumbing for American style

fridge/freezer, display units, tiled splash backs and downlights. Incorporates electric controls for garden feature lighting and fountains.

### **Lounge/Diner**

**7.67m x 4.01m (25'2 x 13'2)**

Double glazed bow window to front aspect, double glazed window to side and folding doors to conservatory area, feature gas fireplace with living flame and two radiators. Coved ceiling with décor panels and fitted TV & Wi Fi connections.

### **First Floor Landing**

Spacious area with ladder access to spacious loft, giving service access to the Air Handling unit, serving all bedrooms. Coved ceiling and featuring an attractive double glazed window to side aspect. Stained wood bannisters and dado rail.

### **Bedroom Four**

**3.05m x 2.13m (10'0 x 7'0)**

Double glazed window to rear aspect, coved ceiling, radiator & fitted TV point.

### **Bathroom**

Double glazed windows to rear aspect, panel enclosed bath with mixer tap, shower attachment and hand grips. Low level flush WC, bidet, walk in shower enclosure, ladder radiator, fully tiled and downlights.



### Bedroom Three

**3.05m x 3.05m (10'0 x 10'0)**

Double aspect windows to rear & side of property. Large fitted wardrobe, coved ceiling, radiator & fitted TV point.

### Bedroom Two

**4.11m x 3.66m (13'6 x 12'0)**

Double glazed window to front aspect, picture rail, coved ceiling, TV point.

### Master Bedroom

**4.04m x 3.35m (13'3 x 11'0)**

Double glazed window to front aspect, with coved ceiling, radiator, fitted TV point and built in wardrobes.

### En-Suite

Walk in shower enclosure, vanity wash hand basin with mixer tap, low level flush WC and fully tiled with downlights.

### OUTSIDE

#### Front Garden

Path with steps leading to the property, mainly laid to lawn with decorative flower beds.

#### Rear Garden

Patio area coming off the rear of the property providing the ideal space for some Alfresco dining, mainly laid to lawn with decorative and well maintained raised flower beds, feature fish pond, side access via gate,

timber shed accessed from either the front or the rear and fully fenced, enclosed space. Multiple outside power and water supplies providing an irrigation system to flower beds and feature lights to rear of garden.

### Garage

**5.21m x 3.00m (17'1 x 9'10)**

With electric up and over door accessing private rear driveway. Separately fused power supplies, lights and double glazed window and door into Garden area.







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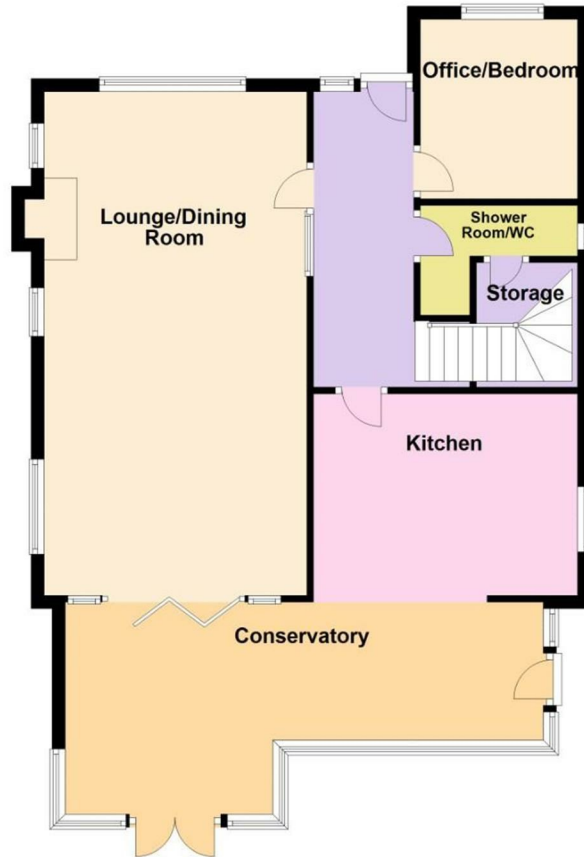
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## Floor Plan Manor Road

### Ground Floor

Approx. 85.5 sq. metres (919.9 sq. feet)



### First Floor

Approx. 67.5 sq. metres (726.3 sq. feet)



Total area: approx. 152.9 sq. metres (1646.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(82 plus) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(49-60) <b>C</b>		
(55-68) <b>D</b>			(35-48) <b>D</b>		
(39-54) <b>E</b>			(29-34) <b>E</b>		
(21-38) <b>F</b>			(15-28) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		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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