



Price
£450,000
Freehold

Seventh Avenue, Lancing

- Three Bedroom Detached Family Home
- Good Size Rear Garden
- Ideal Position In North Lancing Close To Local Transport Links
- Possibility To Extend STNPC
- Off Road Parking
- Outside Storage
- Close To South Downs National Park
- Council Tax Band - D
- EPC Rating - D

Robert Luff & Co are delighted to welcome to market this detached family home nestled at the foot of the South Downs National Park offering an opportunity for keen ramblers to access miles of countryside and bridle paths leading to Lancing Ring or further afield to Steyning or Cissbury Ring. This well loved home briefly comprises three bedrooms, a south facing lounge, fitted kitchen and dining room and family shower room and could be extended, subject to the necessary planning consents, to the rear or into the loft to create a larger family home whilst outside offers a large private rear garden with ample storage space and rear access, off road parking and front garden. The property is located close to local transport links and amenities and benefits from being a few minutes walk to Lancing Manor Leisure centre and the popular Miller And Carter restaurant. This property is a must see, call now to book your viewing.

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Accommodation

Front Door

leading to:

Porch

Leading to:

Internal Door

Hallway

Wood laminate flooring, radiator, doors to:

Lounge 13'4 x 11'9 (4.06m x 3.58m)

Carpet, double glazed window, wall mounted electric heater, radiator

Bedroom One 12'2 9'4 (3.71m 2.84m)

Carpet, double glazed window, radiator

Bedroom Two 10'7 x 8'9 (3.23m x 2.67m)

Wood laminate flooring, radiator, double glazed window,

Bedroom Three 9'4 x 8'8 (2.84m x 2.64m)

Wood laminate flooring, double glazed window, radiator

Kitchen Dining Room 21'8 x 9'9 (6.60m x 2.97m)

Vinyl flooring, range of eye and base level units with surfaces over, double oven, space for fridge freezer and washing machine, sink drainer with mixer tap over, gas hob with extractor over, double glazed window, double glazed patio door leading to garden

Bathroom

Walk in shower cubicle, wash hand basin in vanity unit, double glazed window, heated towel rail.

Outside

Rear Garden

Enclosed rear garden mainly laid to lawn with mature flower beds and convenient patio area, various sheds and brick built storage sheds, rear access.

Front

Mainly laid to lawn with raised flower bed, path leading to front door

Off Road Parking

Dropped kerb with off road parking



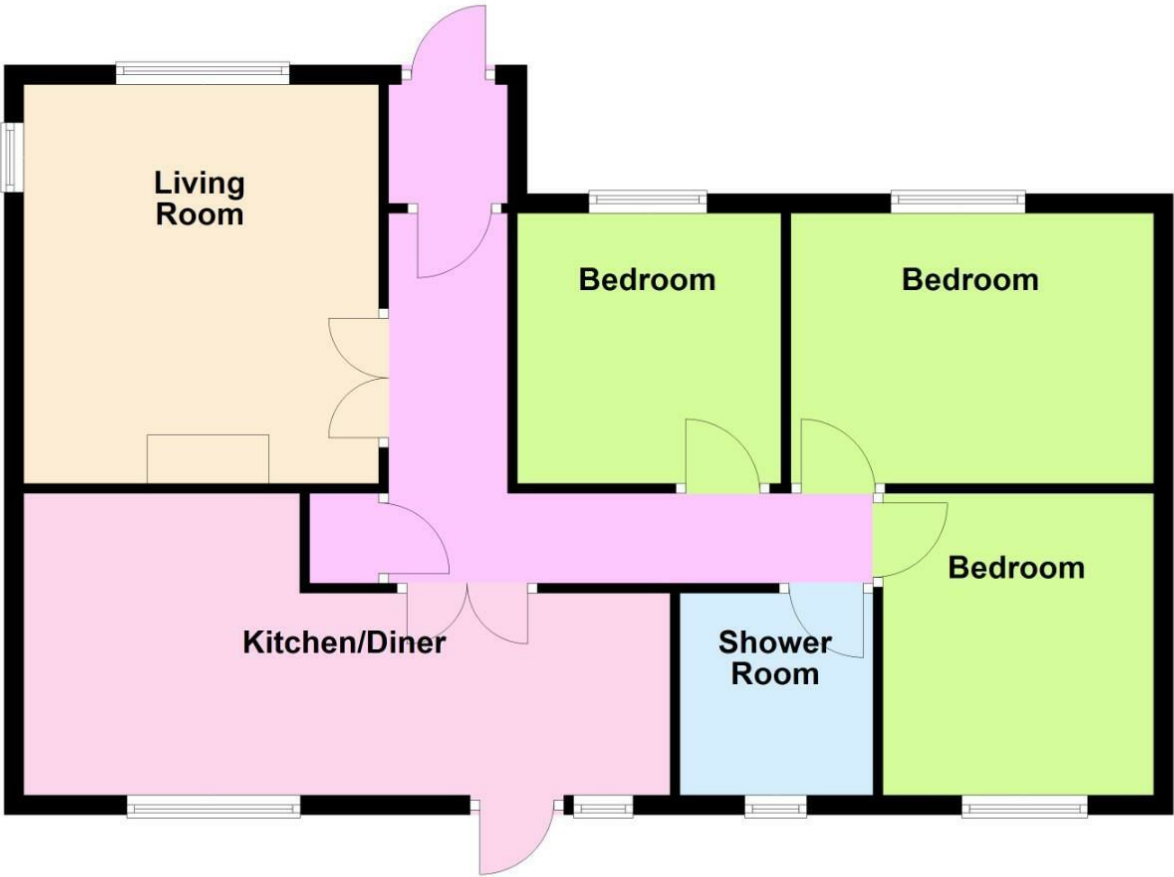
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Floor Plan

Approx. 74.7 sq. metres (803.6 sq. feet)



Total area: approx. 74.7 sq. metres (803.6 sq. feet)

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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(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	
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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.