# Robert Luff & co

## Shadwells Close, Lancing

Freehold - Guide Price £300,000





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### **Description**

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\* Robert Luff & Co are delighted to present this spacious end of terrace home, occupying a generous corner plot providing a fantastic opportunity for extension. Lancing village centre and mainline railway station are just a short walk away and several well regarded schools are close by. The accommodation comprises: Entrance hall, living room, kitchen/dining room, first floor landing two good sized bedrooms and bathroom. Outside, there are attractive gardens to three sides and a garage en-bloc. Viewing essential - NO ONWARD CHAIN!

#### **Key Features**

- End Of Terrace House
- Two Double Bedrooms
- Attractive Gardens
- Garage En-Bloc
- Council Tax Band: B

- Scope For Extension (Subject To Consent)
- Kitchen/Diner
- Gas Central Heating & Double Glazing
- EPC:
- No Onward Chain

















#### **Entrance Hall**

Double glazed front door, radiator.

#### Lounge 4.14m x 3.30m (13'7" x 10'10")

Double glazed window to front, laminate flooring, TV point, radiator.

#### Kitchen/Diner 4.29m x 2.69m (14'1" x 8'10")

Double glazed window and French doors to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted worksurfaces incorporating sink unit with mixer tap, fitted electric oven, gas hob and extractor hood, space & plumbing for washing machine & dishwasher, space for further appliances, cupboard housing combi boiler, understairs storage cupboard, upright radiator.

## First Floor Landing Loft access.

Bedroom One 4.27m x 2.64m (14' x 8'8") Double glazed windows to front, built in cupboard and wardrobe, radiator.

# Bedroom Two 3.58m x 2.39m (11'9" x 7'10") Double glazed window to rear, wardrobe, radiator.

#### **Bathroom**

Double glazed window to rear. Panel enclosed bath with mixer tap, pedestal wash hand basin, close coupled WC, part tiled walls, radiator.

#### Outside

#### Rear Garden

Decking, lawn, decorative shingle seating area, fence enclosed with rear access via gate.

#### Side Garden

Patio & shed.

## Front Garden Laid to lawn, tree.

#### Garage En-bloc.





#### Floor Plan Shadwells Close

#### **Ground Floor**

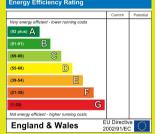
Approx. 30.3 sq. metres (325.9 sq. feet)

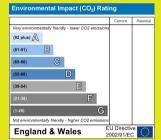


#### First Floor



Total area: approx. 60.6 sq. metres (651.8 sq. feet)





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