



## Malthouse Close, Lancing

Offers Over  
£375,000  
Freehold

- Four Bedroom Family Home
- Modern Fitted Kitchen & Bathroom
- Garage Converted Into Work Space
- Downland Views From Rear Of Property
- EPC Rating - C & Council Tax Band C
- Ideal Location With A Quiet Close
- Resin Coated Driveway
- Low Maintenance Rear Garden With Hot Tub & Garden Bar
- Master Suite On Second Floor With En-Suite Shower Room
- Through Lounge Dining Room

Located at the foot of the South Downs in a quiet cul-de-sac sits this spacious four bedroom family home benefiting a beautifully presented tropical rear garden complete with a hot tub and pergola, a garage which has been converted into a work space and resin driveway for multiple cars. Internally the property offers a spacious through lounge dining room and modern fitted kitchen to the ground floor whilst upstairs there are two double bedrooms, a single bedroom and a family bathroom to the first floor and on the second floor a wonderful master suite with an en-suite shower room and far reaching down land views. This property is close to local transport links and amenities and in our opinion is the ideal family home.

T: 01903 331737 E: [lancing@robertluff.co.uk](mailto:lancing@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

Robert  
Luff & Co  
Sales | Lettings | Commercial



## Accommodation

Front Door  
leading to:

Porch  
leading to:

Lounge/ Dining Room 26'2" x 12'9" (8.00 x 3.90)

Kitchen 8'11" x 7'3" (2.72 x 2.21)

First Floor

Bedroom 13'1" x 9'6" (3.99 x 2.91)

Bedroom 12'9" x 7'11" (3.91 x 2.42)

Bedroom 8'10" x 6'6" (2.70 x 2.00)

Bathroom

Second Floor

Bedroom 14'9" x 11'1" (4.51 x 3.38)

En-suite Bathroom

Outside

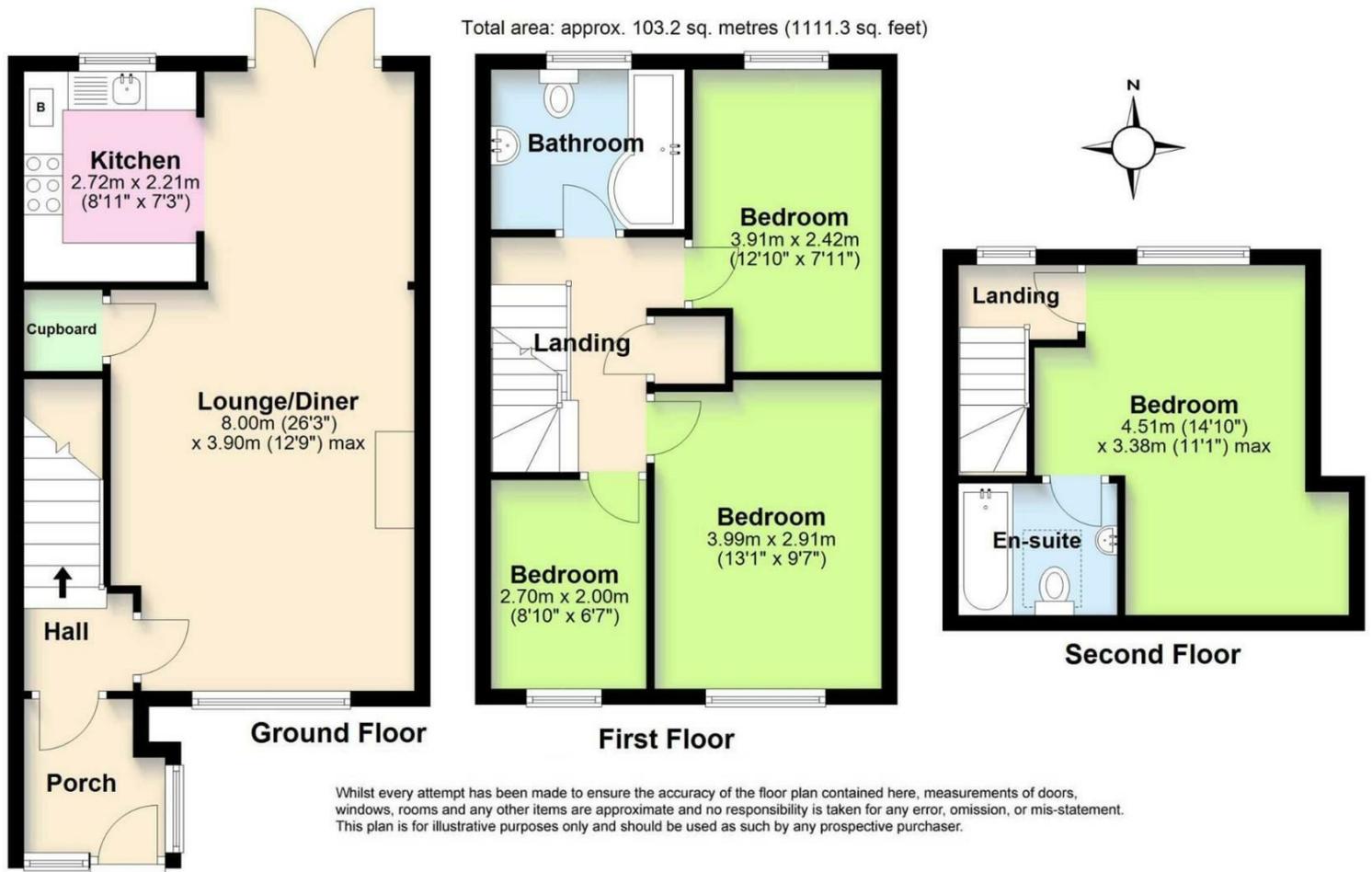
Off Road Parking

Rear Garden

Garage Converted Into Work Space



# Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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		75	86
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.