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Description

Robert Luff & Co are delighted to welcome to the market this recently refurbished three bedroom semi-detached family home in a popular location close to Lancing Beach and Widewater Lagoon. This property benefits from a rear extension which has created a large open plan kitchen dining room ideal for entertaining or family dinners and leads conveniently outside to a South Facing rear garden. Also on the ground floor is a separate lounge with three bedrooms on the first floor and a family bathroom. Positioned close to the A259 this property offers easy access to local bus routes including the N700 which services Brighton to Arundel every 10 minutes, additionally Shoreham By Sea is less than a mile to the East and offers an array of popular restaurants bars and amenities including a mainline train station, a beautiful beach and port.

Key Features

- Extended Three Bedroom Family Home
- Moments To Lancing Beach & Shoreham By Sea
- Easy Access To Local Bus Routes
- Open Plan Kitchen Dining Room
- EPC - D
- South Facing Rear Garden
- Catchment For 'Outstanding' rated Seaside Primary
- Near To Local Amenities
- Off Road Parking
- Beautifully Presented Throughout



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Robert
Luff & Co



Front Door
leading to:

Lounge
Double glazed window to front, carpet, stairs to first floor, door to:

Kitchen/Dining Room
Laminate flooring, double glazed window, double glazed patio doors, range and eye and base level units with fitted oven, hob with extractor fan over, sink drainer with mixer tap over, double glazed sky light.

First Floor
Landing

Bedroom One
Laminate flooring, double glazed window, radiator

Bedroom Two
Carpet, double glazed window, radiator

Bedroom Three
Carpet, double glazed window, radiator

Bathroom
Vinyl flooring, bath with shower over, wash hand basin, low level flush w/c, double glazed window

Outside

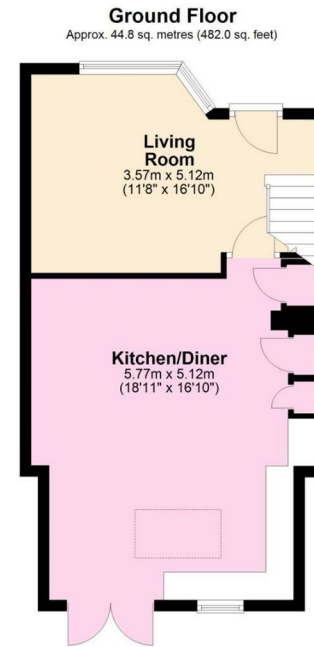
South Facing Rear Garden
Enclosed by fencing with rear

access via a gate, mainly laid to lawn with flower beds and patio area

Off Road Parking
Dropped kerb laid to hard stand




Floor Plan West Way




Total area: approx. 75.8 sq. metres (816.2 sq. feet)



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		EU Directive 2002/91/EC	

85	
60	

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

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