



Kimber Close, Lancing



Offers In Excess Of
£400,000
Freehold

- Semi-Detached Family Home
- Contemporary Fitted Kitchen
- Ground Floor WC
- Attractive, Low Maintenance Garden
- EPC: D
- Extended Lounge/Dining Room
- Utility Room
- Three Bedrooms
- Off Street Parking
- Council Tax Band: C

LOCATION, LOCATION, LOCATION!!! We are delighted to market this SPACIOUS and BEAUTIFULLY PRESENTED semi-detached family home, ideally located just a short walk from Lancing Beach & village centre. The generous accommodation features: Entrance hall, ground floor WC, contemporary fitted kitchen with integrated appliances, utility room, EXTENDED LOUNGE/DINING ROOM, first floor landing, THREE BEDROOMS and modern family bathroom. Outside, there is an attractive, low maintenance rear garden, off street parking and a half length garage, ideal for motorbikes, bicycles and storage. VIEWING ESSENTIAL!!

T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

Robert
Luff & Co
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Recent double glazed front door, coving, under-stairs storage cupboard, radiator.

Cloakroom

Double glazed window to side, fully tiled walls, close coupled W/C, wash hand basin with cupboard under, wall mounted electric heater.

Kitchen 11'8" x 6" (3.56m x 1.83m)

Double glazed window to front, double glazed door to side. Fitted kitchen comprising: Range of fitted wall and base level units, work surfaces incorporating single drainer one and a half bowl sink unit with mixer tap, integrated appliances including: Electric oven, hob and extractor hood, microwave, dishwasher, fridge and freezer.

Utility Room 7'9" x 7'5" (2.36m x 2.26m)

Coving, range of fitted wall and base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine & tumble dryer, radiator.

Lounge/Dining Room 20'3" x 17'3" (6.17m x 5.26m)

Coving, double glazed windows and French doors to rear, television aerial point, two radiators, laminate flooring.

First Floor Landing

Loft access, airing cupboard and further storage cupboard.

Bedroom One 11'6" x 10'10" (3.51m x 3.30m)

Double glazed window to rear, wardrobe, radiator.

Bedroom Two 10'10" x 8'2" (3.30m x 2.49m)

Double glazed window to front, coving, large over-stairs storage alcove with hanging, upright radiator.

Bedroom Three 10'7" x 6'1" (3.23m x 1.85m)

Double glazed window to rear, coving, radiator.

Bathroom

Double glazed window to front. Fitted suite comprising: Panel enclosed bath with mixer tap and shower over, pedestal wash hand basin, close coupled W/C, majority tiled walls, heated towel rail.

Outside

Rear Garden

Two paved steps leading down to artificial grass, raised sleeper flower beds with various plants and shrubs, fence enclosed, side and rear access via gates.

Front Garden

Shingle, raised planters with flower beds.

Parking

Block Paved.

Garage 7'7" x 8'3" (2.31m x 2.51m)

Power, light, up & over door. Ideal for motorcycles and bicycles.

3-7 South Street, Lancing, West Sussex, BN15 8AE

T: 01903 331737 E: lancing@robertluff.co.uk

www.robertluff.co.uk



3-7 South Street, Lancing, West Sussex, BN115 8AE
T: 01903 331737 E: lancing@robertluff.co.uk
www.robertluff.co.uk

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	EU Directive 2002/91/EC		

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.