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Description

Robert Luff & Co are delighted to present this incredibly spacious TWO DOUBLE BEDROOM ground floor flat with LARGE PRIVATE GARDEN & PARKING, located in popular Sompting, close to recreation ground, local shops and well regarded schools. The generous accommodation comprises: Own front door to spacious entrance hall with ample storage, living room, fitted kitchen, rear addition/conservatory, two double bedrooms and modern bathroom. Outside, there is an attractive private rear garden and off street parking to the front. VIEWING ESSENTIAL!!



Key Features

- Ground Floor Flat
- Parking
- Conservatory/Utility Room
- Double Glazing & Gas Central Heating
- Council Tax Band: B
- Large Private Garden
- Two Double Bedrooms
- Close To Shops & Popular Schools
- EPC: TBC
- NO CHAIN



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Entrance Hall

Double glazed window and front door, large storage cupboard, radiator.

Lounge

4.22m x 3.78m (13'10" x 12'5")

Double glazed window to front, feature fireplace, radiator.

Kitchen

3.61m x 2.64m (11'10" x 8'8")

Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, fitted electric oven & gas hob, tiled splash-backs, space & plumbing for dishwasher, cupboard housing consumer unit.

Conservatory/Dining Room/Utility Room

5.38m x 3.45m to french doors (17'8" x 11'4" to french doors)

Double glazed windows & French doors, laminate flooring, two radiators, wall mounted combination boiler.

Bedroom One

4.06m x 3.07m (13'4" x 10'1")

Double glazed window to front, radiator.

Bedroom Two

3.61m x 2.79m (11'10" x 9'2")

Double glazed window to rear, radiator.

Bathroom

Fitted white suite comprising: Tile enclosed bath, wash hand basin, close coupled WC, fully tiled walls, heated towel rail, double glazed window to rear.

Outside

Rear Garden

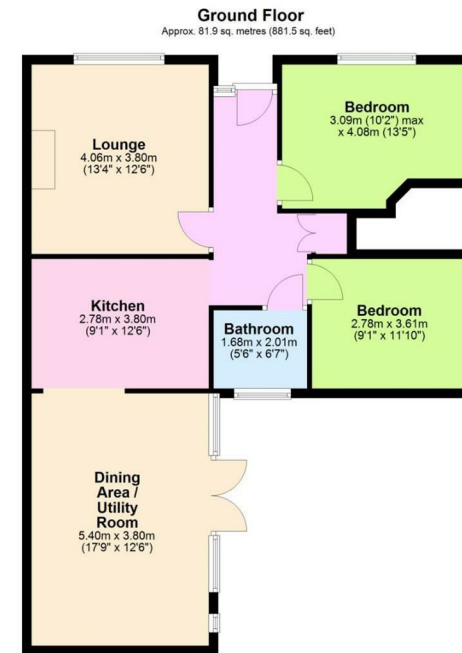
Patio, artificial grass, decking, timber shed, fence enclosed.

Parking

To front.



Floor Plan Blacksmiths Crescent



Total area: approx. 81.9 sq. metres (881.5 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		71	73
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.

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