



Garden Close, Lancing



Offers In Excess Of
£290,000
Freehold

- Terraced House
- Modern Kitchen/Diner
- Gas Central Heating & Double Glazing
- Ideal FTB
- EPC: C
- Two Bedrooms
- South Facing Rear Garden
- Cul- De- Sac Location
- Close To Popular Schools
- Council Tax Band: B

We are delighted to market this spacious and well presented home, ideally located in a small residential Cul-de-sac in popular Sompting. Several well regarded local schools are close by, including Sompting Village Primary, The Globe Primary and Sir Robert Woodard Academy. Leisure facilities are available at Croshaw Recreation Ground and Lancing village centre and mainline railway station are within easy walking distance. The property, which has been improved by the current owners, briefly comprises: Entrance porch, entrance hall, living room, modern fitted kitchen/dining room, first floor landing, impressive master bedroom, further second bedroom and bathroom. Outside, there is a low maintenance, South facing rear garden. VIEWING ESSENTIAL!!

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Accommodation

Entrance Porch

Double glazed front door, double glazed window to side.

Entrance Hall

Radiator, stairs rising to first floor.

Lounge 13'9" x 9'7" (4.19m x 2.92m)

Double glazed windows to front, coving, decorative beams, television aerial point, radiator.

Kitchen/Diner 13'10" x 9'1" (4.22m x 2.77m)

Double glazed windows & French doors to rear, range of fitted wall & base level units, fitted roll edged work surfaces incorporating inle drainer sink unit, integrated electric oven, gas hob and extractor hood, part tiled walls, space and plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, downlighters, tiled floor, understairs storage cupboard, radiator, space for dining table.

First Floor Landing

Loft access to boarded loft.

Bedroom One 14' x 11'3" (4.27m x 3.43m)

Coving, double glazed windows to front, wardrobe, radiator.

Bedroom Two 9'3" x 7'7" (2.82m x 2.31m)

Double glazed window to rear overlooking garden, coving, wardrobe, radiator.

Bathroom

Double glazed window to rear, fully tiled walls. Fitted suite comprising: Panel enclosed bath with mixer tap and rainfall shower over, vanity unit with wash hand basin and cupboard under, close coupled WC, radiator.

Outside

South Facing Rear Garden

Decking, lawn, timber shed, fence enclosed with rear access via gate.



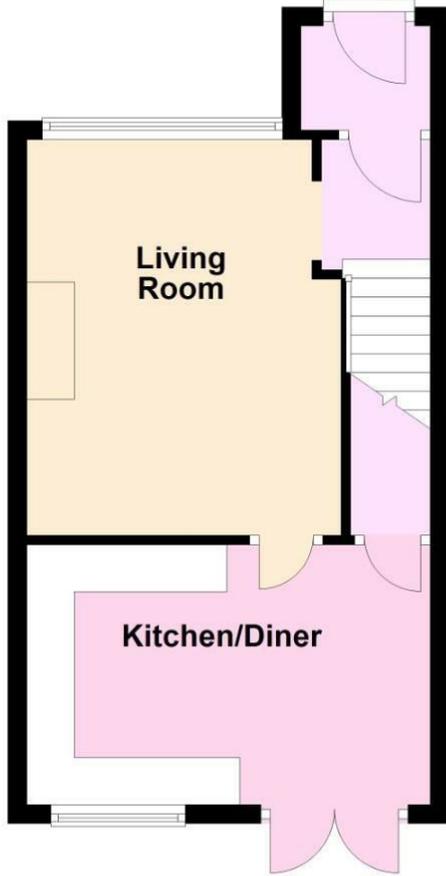
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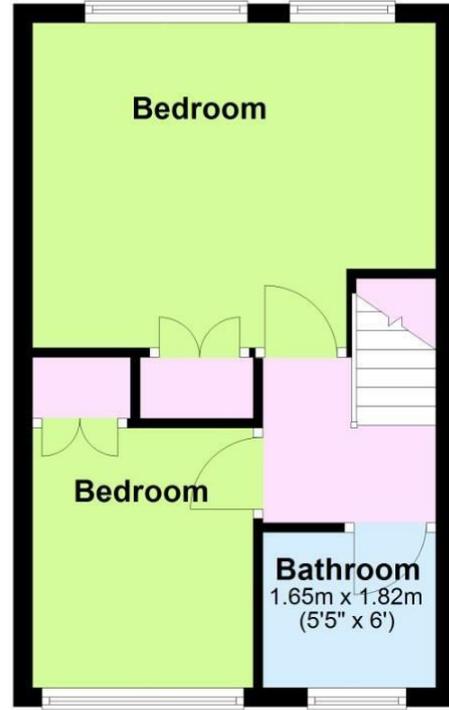
Ground Floor

Approx. 31.6 sq. metres (340.5 sq. feet)



First Floor

Approx. 30.0 sq. metres (322.8 sq. feet)



Total area: approx. 61.6 sq. metres (663.4 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	

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.