



Offers In The Region Of
£325,000
Freehold

Test Road, Lancing

- Semi Detached House
- Three Bedrooms
- Modern Refitted Bathroom • Good Size Rear Garden with Bath & Separate Shower Enclosure
- Off Road Parking
- Garage
- EPC Rating: C
- Tenure: Freehold

Robert Luff & Co are delighted to bring to market this modern semi detached family home, ideally situated close to local shops, schools and parks. The property benefits from a REFITTED KITCHEN/DINER and BATHROOM, three bedrooms and a good size living room. Further benefits include a well maintained rear garden and garage with inspection pit. VIEWING A MUST!!

T: 01903 331737 E: lancing@robertluff.co.uk
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**Robert
Luff & Co**
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Accommodation

Front Entrance Door into Entrance Porch

Internal Front Door Leading to:

Entrance Hall

Understairs cupboard.

Living Room 11'2 x 13'11 (3.40m x 4.24m)

Double aspect room with double glazed windows to North and West aspect, laminate flooring and two radiators.

Kitchen/Diner 17'4 x 9'7 (5.28m x 2.92m)

Range of fitted wall and base units with wood effect work surface incorporating a sink unit with mixer tap and drainer, space and plumbing for appliances including a dishwasher, double aspect room with double glazed windows to North and East aspects, part tiled walls and single glazed doors leading to rear garden.

Stairs Leading to First Floor

Landing with airing cupboard housing water tank.

Bedroom One 12'4 x 11'1 (3.76m x 3.38m)

Double aspect room with double glazed windows facing North and West.

Bedroom Two 11'0 x 9'0 (3.35m x 2.74m)

Double aspect room with double glazed windows facing North and East aspect, radiator and carpet.

Bedroom Three 8'11 x 6'11 (2.72m x 2.11m)

Double glazed window to West aspect and carpeted.

Bathroom 8'2 x 6'3 (2.49m x 1.91m)

Double glazed window to East aspect, part tiled, panel enclosed bath with mixer tap, walk in shower enclosure with electric shower, low level flush WC, wash hand basin, laminate flooring and towel rail.

Rear Garden

Decking area coming off the rear of the property providing the ideal space for some alfresco dining, laid to lawn with decorative borders, timber shed and, side access.

Garage

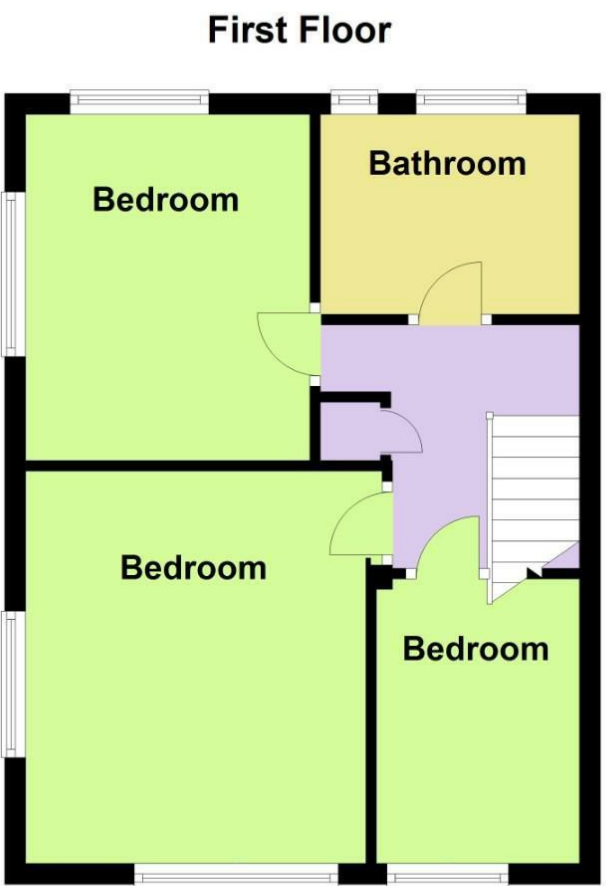
With power, light and inspection pit.




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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(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		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(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.