

Robert
Luff & Co

Abbots Way, Lancing

Freehold - Offers In Excess Of £600,000



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Description

We are delighted to offer to the market this immaculately presented four bedroom semi-detached family home ideally situated in this highly sought after area of Lancing within walking distance to Lancing Village High Street and close to local shops, schools, parks, bus routes, the mainline station, and having easy transport links to Brighton and London. The beautiful accommodation comprises an entrance hallway, a spacious 'L' shaped lounge, a contemporary style family/dining room, a modern kitchen, an office, a downstairs bedroom, a downstairs WC and a bathroom. Upstairs, there are a further three good-sized bedrooms with one benefiting from an en-suite. Other benefits include a large garage, a well-maintained rear garden, ample off-road parking and being recently renovated throughout.



Key Features

- Semi-Detached Family Home
- Modern Kitchen
- 'L' Shaped Lounge
- Ample Off-Road Parking
- Large Garage
- Four Good-Sized Bedrooms
- Contemporary Family/Dining Room
- Spacious Rear Garden
- Council Tax Band - D
- EPC Rating - C



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3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

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Lounge

Two radiators. Double glazed patio doors. Double glazed window. Wood effect flooring. Two slay lights.

Office

Carpet. Radiator. Doors to:

WC

Radiator. Low level flush WC. Wash hand basin. Boiler. Part tiled.

Kitchen

Range of base and wall units. 'Bosch' double oven. In built washing machine and tumbler.

Bathroom

Fully tiled. Bath with shower above. Spot lights. Wash hand basin. Low level flush WC. Wash hand basin. Heated towel rail.

Bedroom

4.37m x 3.02m (14'04 x 9'11)
Double glazed window. Radiator.

Bedroom

Built in storage. Radiator. Carpet.

Lounge

carpet. Double glazed window.

First Floor

Bedroom

3.38m x 3.18m (11'01 x 10'05)
Radiator. Double glazed window.

Bedroom

2.95m x 2.41m (9'08 x 7'11)
Radiator. Double glazed window. Built in wardrobe. Carpet.

Bedroom

5.82m x 3.51m (19'01 x 11'06)
Radiator. Two double glazed windows. Built in wardrobe. Carpet.

En-Suite

Low level flush WC. Wash hand basin. Double glazed window. Walk-in shower. Radiator. Tiled floor and walls.

Rear Garden

Well-maintained fence and bush enclosed rear garden with patio area, decking area, and a spacious landscaped lawn area.

Garage

9.14m x 3.00m (30'00 x 9'10)
Power and lighting. Double doors to both sides. Access into office.

Front Garden

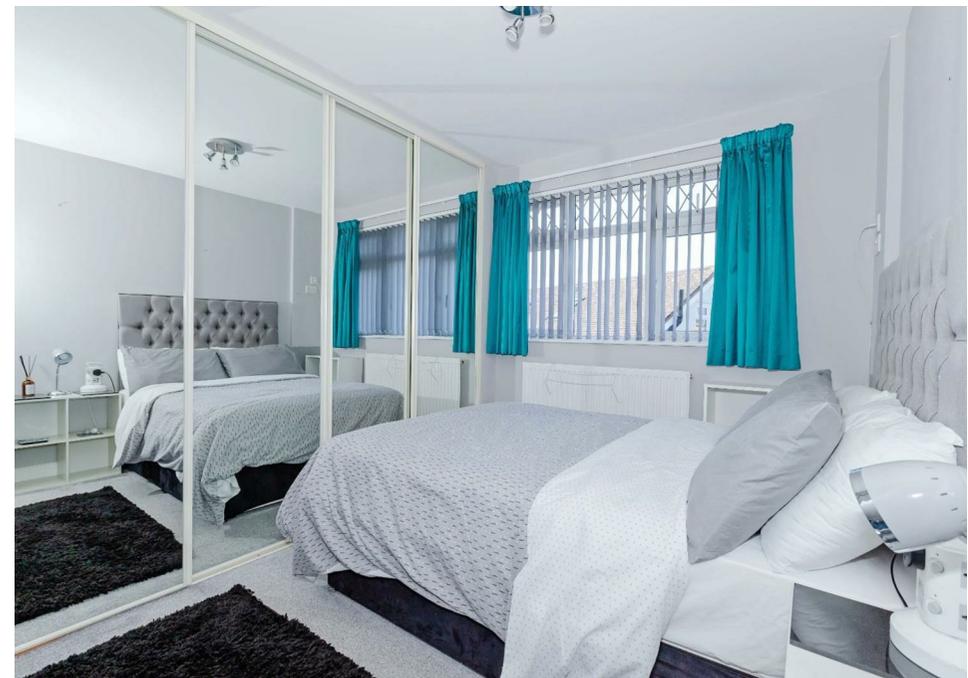
Large driveway providing ample offroad parking.



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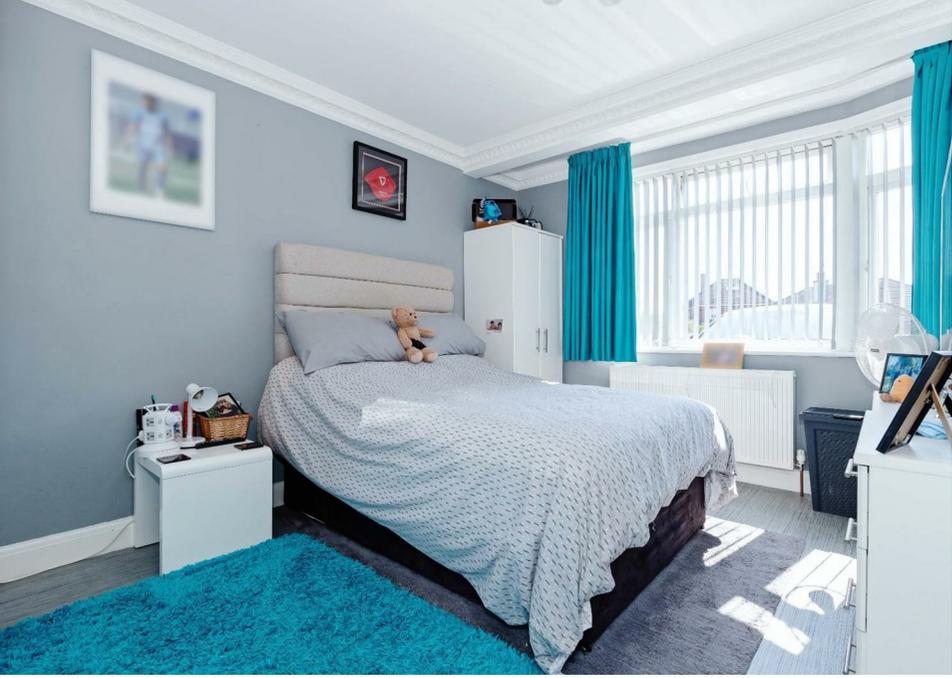
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