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C



Description

Robert Luff & Co are excited to offer this spacious and beautifully presented semi-detached family home, conveniently located just a short walk from Lancing village centre and mainline railway station. The generous accommodation comprises: Enclosed entrance porch, entrance hall, open plan living/dining room and contemporary fitted kitchen, ground floor WC, large conservatory/sun room, first floor landing, two double bedrooms, further single bedroom and family bathroom. Outside, there is a glorious, West facing rear garden with timber shed with power & light, pretty front garden and ample off street parking. VIEWING ESSENTIAL!!



Key Features

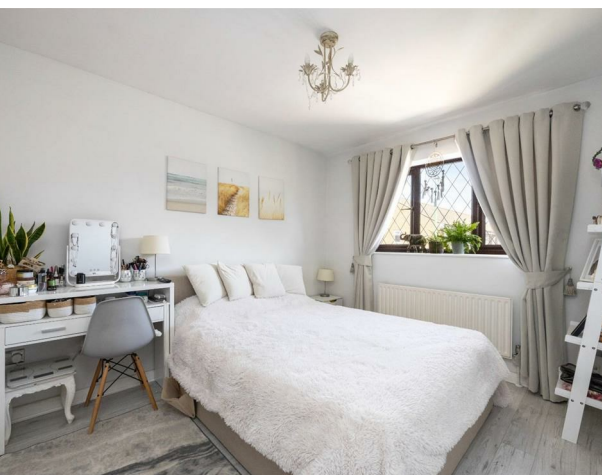
- Superb Semi-Detached House
- Large Conservatory
- Three Bedrooms
- Beautiful, West Facing Rear Garden
- EPC: C
- Open Plan Living/Dining Room & Contemporary Kitchen
- Ground Floor WC
- Family Bathroom
- Ample Off Street Parking
- Council Tax Band: B



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Robert
Luff & Co



Enclosed Entrance Porch

Double glazed front door. inner door to:

Entrance Hall

Lounge

4.60m x 3.99m (15'1" x 13'1")

Double glazed windows to front, downlighters, feature upright radiator, laminate flooring.

Kitchen/Diner

3.99m x 3.05m (13'1" x 10')

Contemporary fitted kitchen comprising: Range of fitted high gloss wall & base level units, fitted worksurfaces incorporating stainless steel sink unit with mixer tap, double electric oven, electric hob with extractor hood over, integrated dishwasher, feature tiled splashbacks, downlighters, feature radiator, tiled floor.

WC

Double glazed window to rear. Close coupled WC, wash hand basin with mixer tap, space and plumbing for washing machine, extractor fan.

Conservatory

**7.42m max x 4.27m max
narrowing to 1.52m (24'4"
max x 14' max narrowing to
5')**

Double glazed windows, double doors to front, double glazed door to rear, tiled floor.

First Floor Landing

Loft access, coving, downlighters, cupboard with slatted shelving, laminate flooring.

Bedroom One

3.56m x 2.79m (11'8" x 9'2")

Double glazed window to front, built in wardrobe, laminate flooring, radiator.

Bedroom Two

2.84m x 2.57m (9'4" x 8'5")

Double glazed window to rear, built in wardrobe, laminate flooring, radiator.

Bedroom Three

2.44m x 2.13m (8' x 7')

Double glazed window to front, radiator.

Bathroom

Double glazed windows to rear. Fitted suite comprising: Tile enclosed bath with shower over, close coupled WC, wash hand basin, fully tiled walls, downlighters, radiator.

Outside

West Facing Rear Garden

Undercover, decked entertainments area, lawn, patio, well stocked flower beds with various plants, shrubs & trees, fence enclosed. Timber shed with power, light, window & double glazed doors.

Front Garden

Pretty, formal front garden
with various plants & shrubs.

Parking

Shingle parking area.





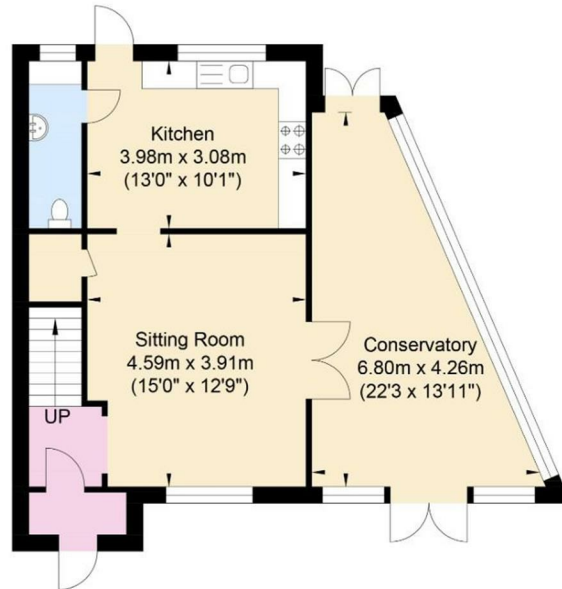
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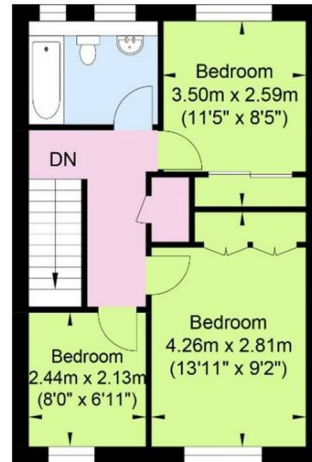
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Floor Plan Hurstfield

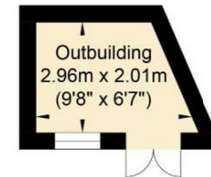
Hurstfield



Ground Floor
Approximate Floor Area
647.77 sq ft
(60.18 sq m)



First Floor
Approximate Floor Area
419.36 sq ft
(38.96 sq m)



Outbuilding
Approximate Floor Area
54.68 sq ft
(5.08 sq m)

Approximate Gross Internal Area (Excluding Outbuilding) = 99.14 sq m / 1067.13 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			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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