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Description

GUIDE PRICE £325,000 - £350,000 Robert Luff & Co are delighted to present this spacious and refurbished end of terrace character home, ideally located just a short walk from Lancing village centre, mainline railway station and beach. The generous accommodation briefly comprises: Entrance hall, through lounge/dining room, newly fitted kitchen, first floor landing, two double bedrooms and large bathroom. Outside, there are front and rear gardens. The property benefits from a new roof, double glazing, a new combination boiler and upgraded radiators, and a useful boarded loft space with power and skylight windows. NO ONWARD CHAIN!



Key Features

- End Of Terrace Character Home
- Two Double Bedrooms
- Lounge/Diner
- Low Maintenance Garden
- EPC: D
- Newly Refurbished
- Boarded Loft Space With Power Light & Skylight Window
- Fitted Kitchen
- Close To Village & Beach
- Council Tax Band: C



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Entrance Hall

Lounge/Diner
7.24m x 3.28m (23'9" x 10'9")

Kitchen
3.40m x 2.69m (11'2" x 8'10")

First Floor Landing

Bedroom One
4.29m x 4.01m narrowing to
3.25m (14'1" x 13'2"
narrowing to 10'8")

Bedroom Two
3.56m x 2.84m (11'8" x 9'4")

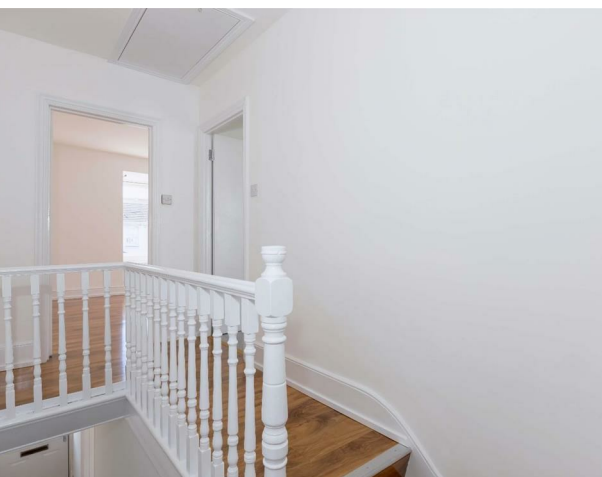
Bathroom
3.56m x 2.57m (11'8" x 8'5")

Loft Space
 Useful loft space with power,
 light & Velux window.

Outside

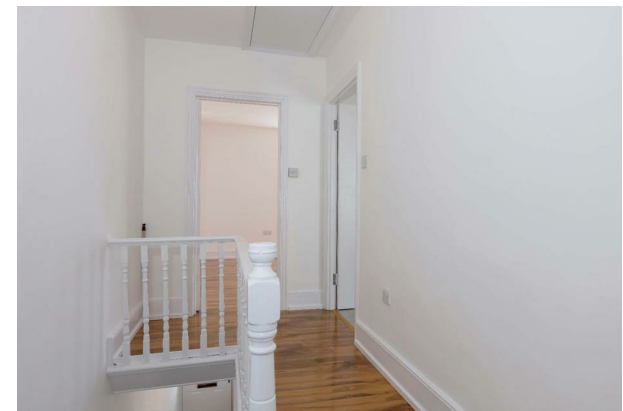
Rear Garden

Front Garden



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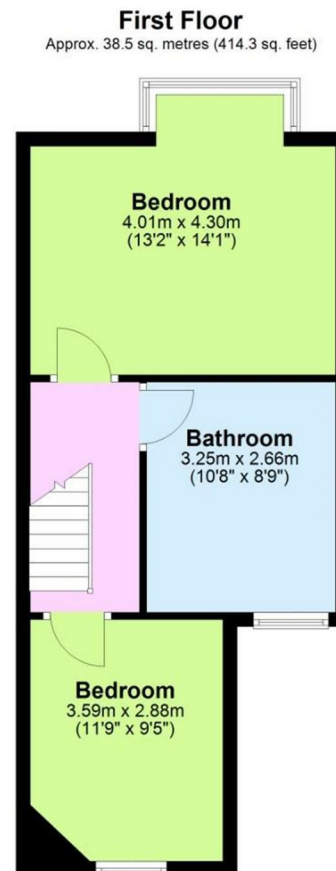
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Floor Plan Penhill Road



Total area: approx. 77.4 sq. metres (832.9 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.

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