



Guide Price
£450,000
Freehold

Grinstead Lane, Lancing

- Versatile Chalet Bungalow
- Three Double Bedrooms
- Three Receptions
- Fitted Kitchen
- Ground Floor Bathroom & En-Suite To First Floor Primary Bedroom
- West Facing Garden
- Approx. 750 Square Foot Workshop/Garage/Entertainments Cabin
- Ample Off Street Parking
- EPC: D
- Council Tax Band: D

GUIDE PRICE £450,000 - £475,000 Robert Luff & Co are delighted to present an exciting opportunity to acquire this CHAIN FREE spacious and incredibly versatile chalet bungalow with the added benefit of a approx. 750 SQUARE FOOT WORKSHOP/GARAGE/ENTERTAINMENTS CABIN, conveniently located just a short walk from Lancing village centre and mainline railway station. The impressive accommodation comprises: Entrance hall, living room, dining room, sun room, fitted kitchen, two double ground floor bedrooms and bathroom, first floor primary bedroom with en-suite shower room and walk in wardrobe. Outside, there is an attractive West facing rear garden and ample off street parking to the front. VIEWING ESSENTIAL!!

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Accommodation

Entrance Hall

Timber front door with double glazed inserts, laminate floor, cupboard housing electrical consumer unit, radiator.

Lounge 18'3" x 15' (5.56m x 4.57m)

Leaded double glazed window to front, coving, feature fireplace with decorative tiled inserts, TV aerial point, laminate flooring, 2x radiators, double doors to sun room.

Sun Room 9'10" x 9'4" (3.00m x 2.84m)

Radiator, laminate flooring, windows & door to garden.

Dining Room 10' x 5'9" (3.05m x 1.75m)

Double glazed windows to rear, single glazed window to side, laminate flooring, radiator.

Kitchen 14'4" x 13'1" (4.37m x 3.99m)

Leaded double glazed window to front, double glazed window and stable style door to rear. Range of fitted wall & base level units, fitted worksurfaces incorporating single drainer one and a half bowl sink unit with mixer tap, double oven, electric hob, space & plumbing for washing machine, tiled splash-backs, breakfast bar.

Bedroom 13'2" x 10'6" (4.01m x 3.20m)

Double glazed windows to rear & side, radiator.

Bedroom 11'2" x 10'4" (3.40m x 3.15m)

Leaded double glazed bay window to front, alcove cupboard, woodburner, dado rail, laminate flooring, radiator.

Bathroom

Double glazed window to side. Fitted suite comprising: Panel enclosed bath with mixer tap and electric shower over, wash hand basin with cupboard under, close coupled WC, fully tiled walls, extractor fan.

First Floor Landing

Stairs from lounge.

Bedroom 12'8" x 8'4" (3.86m x 2.54m)

Leaded double glazed window to rear, downlighters, TV point, storage cupboards into eaves, radiator.

En-Suite

Leaded double glazed window to rear. Walk in shower enclosure with wall mounted shower, combination WC & wash hand basin unit, walk in wardrobe, radiator.

Outside

West Facing Rear Garden

Patio, flower beds, timber shed, various plants, shrubs & trees, shingle, two decked entertainment areas with inset lights, raised fish pond, "secret garden" area with slate chippings and mature shrubs, further concrete seating area, wall & fence enclosed with side access via gate.

Entertainments Cabin 17'2" x 14'6" (5.23m x 4.42m)

windows & doors, power & light. Access through to:

Garage/Workshop 29'5" x 17'8" (8.97m x 5.38m)

Power, light, work-benches, windows & double doors.

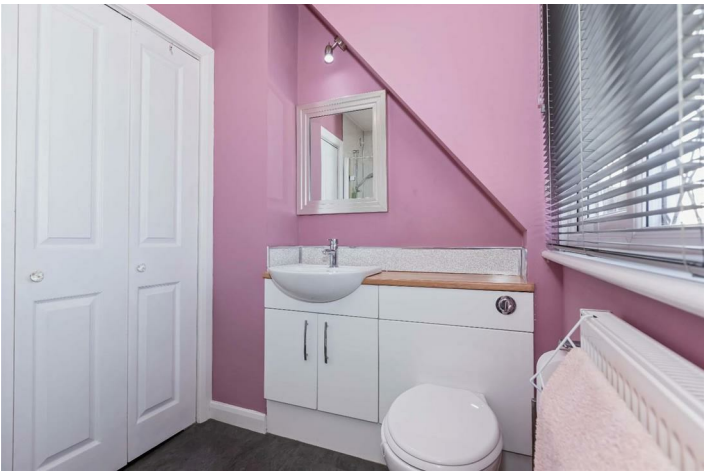
Parking

Ample parking for multiple vehicles.

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		
(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		

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