



## Cedar Close, Lancing



Guide Price  
£300,000  
Leasehold

- Mid Terrace Family Home
- Three Bedrooms
- South Facing Living Room
- Gas Central Heating & Double Glazing
- South Facing Garden
- Cul-De-Sac Location
- Open Plan Kitchen/Diner
- Garage En-Bloc
- Moments From The Beach
- EPC: TBC. Council Tax Band: C

\*\*\*GUIDE PRICE £300,000 - £325,000\*\*\* We are delighted to offer this well presented mid terrace family home, ideally located just moments from Lancing Beach and a short walk from the village centre and mainline railway station. The property, which has been improved by the current owners, comprises: Open plan modern kitchen/dining room, South facing living room with French doors onto the garden, first floor landing, three bedrooms and modern bathroom. Outside, there is an attractive, South facing rear garden and a garage en-bloc. The house further benefits from a new combination boiler in 2020, new consumer unit (2021) and new windows upstairs (2021) with FENSA certification. VIEWING ESSENTIAL!!

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## Accommodation

### Double Glazed Front Door

To

### Kitchen/Dining Room 15'8" x 13'5" (4.78m x 4.09m)

Double glazed windows to front. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged work surfaces incorporating single drainer sink unit with mixer tap, integrated washing machine and dishwasher, stack of drawers, space for range cooker with extractor hood over, downlighters, tiled floor, space for dining table, radiator.

### Living Room 15'9" x 13'3" (4.80m x 4.04m)

Double glazed French Doors & windows to rear, coving, laminate flooring, upright radiator.

### First Floor Landing

Downlighters.

### Bedroom One 12'4" x 9' (3.76m x 2.74m)

Double glazed window to rear, upright radiator, TV aerial point.

### Bedroom Two 15'4" x 6'7" (4.67m x 2.01m)

Double glazed window to rear, upright radiator.

### Bedroom Three 11'4" x 7'2" (3.45m x 2.18m)

Double glazed window to front, cupboard, upright radiator.

### Bathroom

Double glazed window to front. Fitted suite comprising: Panel enclosed bath with mixer tap and shower attachment, close coupled WC, vanity unit with inset wash hand basin and cupboard under, part tiled walls, spotlights, ladder radiator, loft access.

### Outside

### Rear Garden

South Facing. Decking, lawn, patio, fence enclosed with rear access via gate.

### Garage

En bloc. Up & over door.

### Lease

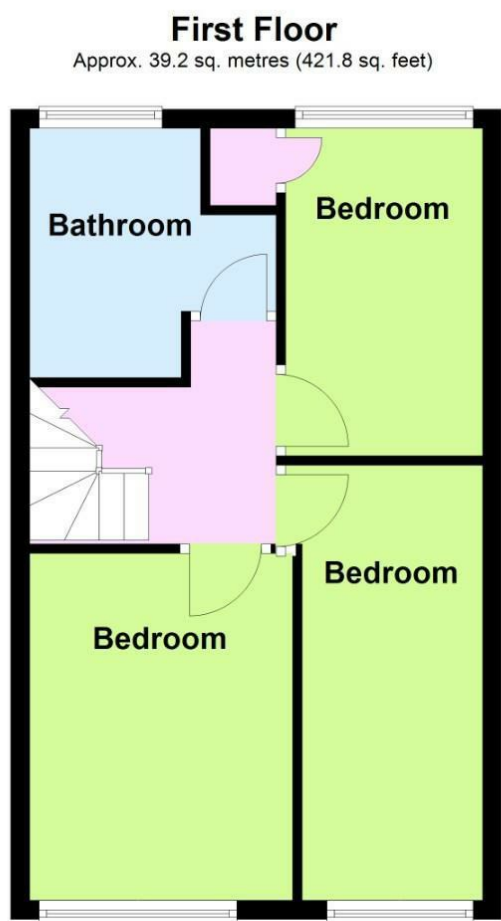
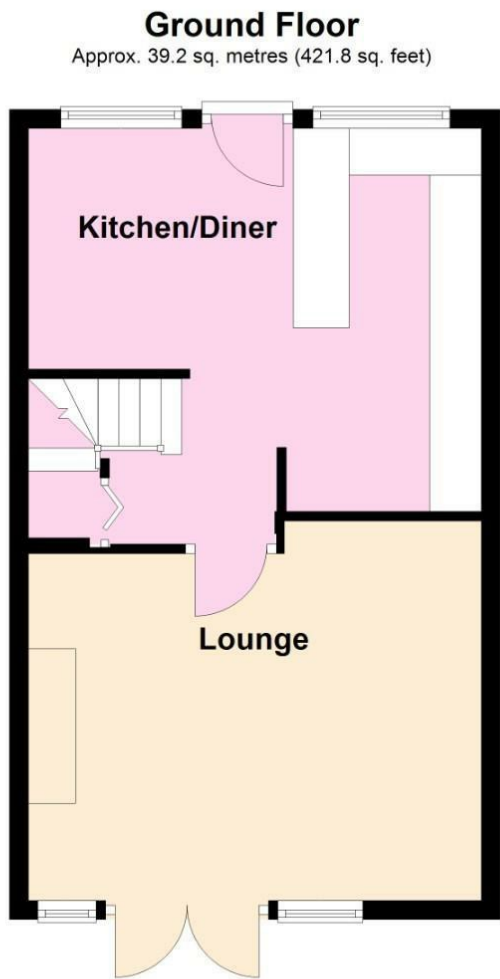
959 Years Remaining.



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Total area: approx. 78.4 sq. metres (843.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		76	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.