

Freehold - Offers In Excess Of £600,000



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C



Description

Robert Luff & Co are delighted to welcome to the market this absolutely flawless family home, finished to the highest of standards which are noticeable the moment you step foot over the thresh hold. Underfloor heating and herringbone LVT run through the ground floor and a spacious hallway leads you to a wonderful open plan family room comprising a modern and stylish fitted kitchen, bi-fold doors and a vaulted roof window ensure this room is bright whilst also benefitting from surround sound speakers in the ceiling making the ideal room for entertaining, further more open up cleverly designed hidden door to find to a utility area and the integral garage. Also to the ground floor there are two double

bedrooms, one currently arranged as an addition reception room and a beautifully finished fully tiled bathroom complete with freestanding bath. Upstairs the jaw dropping beauty continues with a master bedroom fit for a queen, complete with its very own built in wardrobes and stunning en-suite shower room, also on the first floor are a further two bedrooms both with their own built in storage and serviced by a w/c. Outside the property boasts off road parking to two vehicles and a rear garden mainly laid to lawn with patio seating and access to the utility room.



Key Features

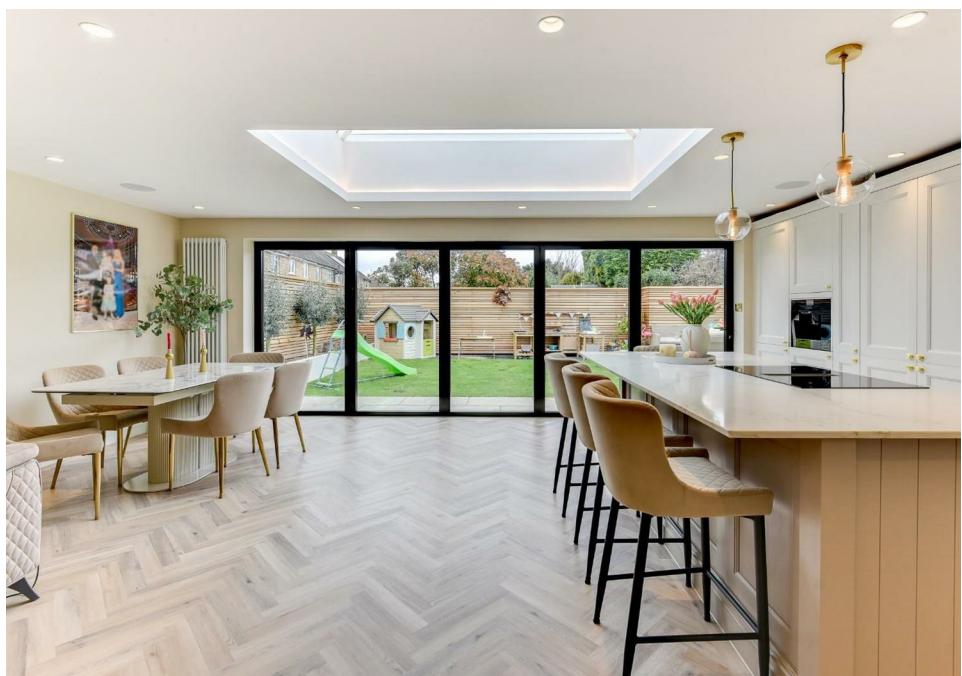
- Impressive & Spacious Five Bedroom Chalet
- Located In A Secluded Close
- Open Plan Kitchen Dining Room
- Vendor Suited
- Bi-fold Doors Opening To A Landscaped Rear Garden
- Finished To An Impeccable Standard Throughout
- Master Suite With Walk In Wardrobe & En-Suite Shower Room
- Utility Room & Integral Garage
- Luxury & Modern Bathroom
- EPC Rating - C



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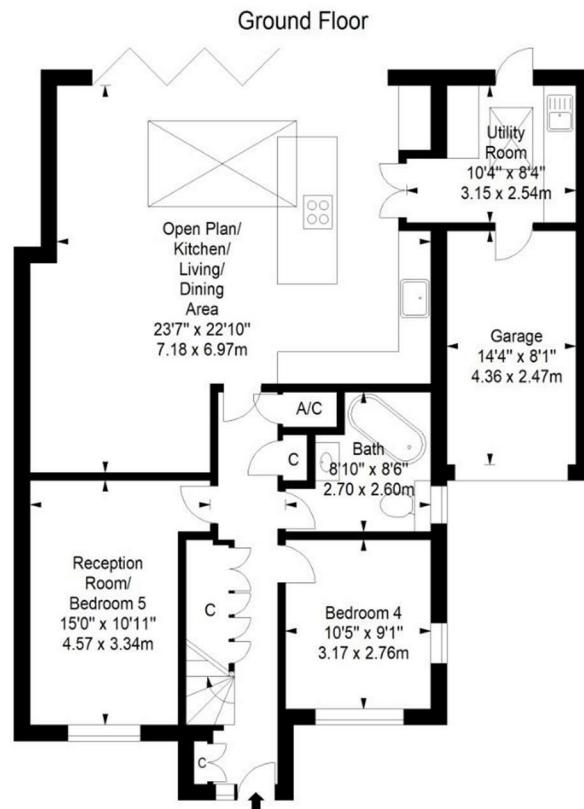


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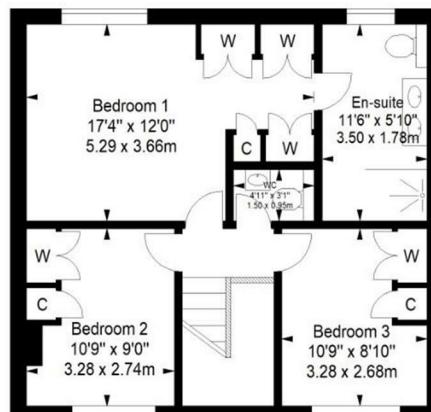
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Floor Plan Edwin Close



First Floor



Approximate gross internal floor area 159.8 sq m/ 1720.1 sq ft
Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating		Current	Promise
Very energy efficient - lower running costs			
(92 plus)	A	77	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)			
(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	

Environmental Impact (CO ₂) Rating		Current	Promise
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)			
(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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