



Bushby Close, Lancing



Price
£375,000
Freehold

- Four Bedroom End Terrace • Off Road Parking For Multiple Cars
- Kitchen/Diner • Low Maintenance Rear Garden
- Well Presented Throughout • Council Tax Band B
- EPC Rating - C

We are delighted to offer for sale this wonderful END OF TERRACE, FOUR BEDROOM HOUSE which is beautifully presented throughout and briefly comprises a low maintenance rear garden, off road parking, large kitchen diner, separate lounge, family bathroom and a downstairs cloakroom. This good size family home is located just 0.7 miles from Lancing High Street which boasts an array of local shops, post office and eateries as well as Lancing Train Station, whilst being just 0.8 miles from Lancing Seafront.

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Accommodation

Front Door

Leading to:

Porch

Tiled floor, window door to inner door leading to:

Hallway

Wood laminate flooring, radiator, built in storage cupboards, door to rear garden

Cloakroom 8'05 x 2'07 (2.57m x 0.79m)

Tiled floor, low level flush w/c, wash hand basin, window, plumbing for washing machine, shelf for tumble dryer

Kitchen 13'04 x 11'02 (4.06m x 3.40m)

Tiled floor, fitted kitchen with range of eye and ground level cupboards with roll tip work surfaces over, space for dishwasher, oven with hob and extractor over, stainless steel sink drainer, double glazed window to garden. radiator

Lounge 13'05 x 11'08 (4.09m x 3.56m)

Wood laminate flooring, 2 x double glazed window, radiator

Stairs To First Floor

Landing

Loft access, carpet, 2 x storage cupboards

Bathroom 5'06 x 6'05 (1.68m x 1.96m)

Tiled floor, low level flush w/c, shower over bath, wash hand basin, heated towel rail, fully tiled.

Bedroom Four 10'07 x 5'06 (3.23m x 1.68m)

Carpet, double glazed window, built in storage cupboard.

Bedroom Three 10'08 x 5'06 (3.25m x 1.68m)

Carpet, double glazed window, radiator

Bedroom Two 8'8" x 8'8" (2.66 x 2.65)

Carpet, built in storage cupboard, radiator, double glazed window

Bedroom One 11'09 x 13'10 (3.58m x 4.22m)

Carpet, double glazed window, radiator

Outside

Rear Garden

Laid to patio, enclosed by fence & wall, flower beds, brick built storage shed.

Front

Dropped kerb, laid to driveway



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Floorplan

Ground Floor

Approx. 47.3 sq. metres (509.4 sq. feet)



First Floor

Approx. 45.0 sq. metres (484.4 sq. feet)



Total area: approx. 92.3 sq. metres (993.8 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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