

Old Salts Farm Road, Lancing

Freehold - Offers In Excess Of £650,000



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## Description

Robert Luff & Co are delighted to welcome to the market this fantastic DETACHED family home just a stones throw from the beach offering a south/westerly facing balcony.

Located close to local transport links and just a short walk from Lancing Village this property offers the perfect setting to explore the south coast with popular Shoreham-by-sea just over a mile to the East and Worthing to the West. Lancing beach offers evening strolls, renowned restaurant and bar The Perch, outside saunas and ice bath, beach green & park and an array of summer water sports.

Set well back from the road this property offers a large front garden, double garage and off road parking to the front and sits within a large plot also boasting a landscaped rear garden and garden office. Inside a wide entrance hall greets you and leads to two double bedrooms, a bathroom, separate w/c, a bright open plan living room offering a large kitchen, separate utility room and conservatory dining space. Upstairs there is a large master bedroom with ample built in wardrobes and en-suite shower room along side an additional 'viewing' lounge with a balcony offering stunning sea & coastal views, this area could easily be converted into an addition bedroom should someone wish to. This property is well presented through out and viewing is highly recommended to fully appreciate its splendor.

## Key Features

- Detached Chalet Style Family Home
- South West Facing Balcony With Sea Views
- Double Garage & Off Road Parking For Two Cars
- Master Bedroom With En-suite Shower Room
- Close To Local Transport Links & Amenities
- Moments From Lancing Beach
- Landscaped Rear Garden With Garden Office
- Open Plan Living Room Downstairs & Additional Lounge To First Floor
- Three Double Bedrooms
- Council Tax Band - D





### Front Door

Leading to:

### Entrance Hall

Wood laminate flooring, radiator, stairs to first floor, doors to:

### Bedroom

Carpet, double glazed window, radiator

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Carpet, double glazed window, radiator

### Bathroom

Tiled flooring, double glazed window, panelled bath with shower over, low level w/c, wash hand basin

### W/C

Double glazed window, low level flush w/c, wash hand basin

### Living Room

Wood laminate flooring, fireplace, radiator, opening to:

### Kitchen

Wood laminate flooring, range and eye and base level cupboard with worktops over, ceramic sink drainer with mixer tap over, 5 ring hob and extractor over double oven, space for dishwasher, double glazed window over garden, door to:

### Utility Room

Plumbing for washing machine, space for tumble dryer, storage cupboards, door to garden

### Conservatory

Part brick built conservatory with double glazed windows and orangery style roof, double doors to garden

### First Floor

#### Bedroom One

Carpet, double glazed window, radiator, built in wardrobes, door to:

#### En-suite Shower Room

Tiled flooring, Velux window, corner shower, wash hand basin, low level flush w/c, heated towel rail

#### First Floor Lounge

Wood laminate flooring, radiator, eaves storage, double glazed patio doors to:

#### South/West Facing Balcony

#### Outside

#### Rear Garden

Enclosed rear garden with lawn area, patio seating area and decking

area, side access, mature flower beds

#### **Garden Office**

Timber built home office with power and light and wifi, double glazed windows

#### **Front Garden**

Laid to patio with shingle, mature plants and seating area

#### **Double Garage**

Detached garage with pitched room, up and over door, windows

#### **Off Road Parking**

Dropped kerb and space for two cars





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## Floor Plan Old Salts Farm Road

### Old Salt Farms Road



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Energy Efficiency Rating	
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 <sub>2</sub> ) Rating	
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.

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