



## Abbey Road, Lancing



Price  
**£510,000**  
 Freehold

- Four Bedroom Semi-detached Chalet House
- Large Beautifully Maintained Rear Garden
- Located In A Close With No Through Traffic
- Close To Well Regarded Schools, Local Transport Links & Amenities
- Modern And Well Presented Throughout
- Off Road Parking For Four Cars
- Downstairs Bedroom & Bathroom
- Workshop Style Shed In Rear Garden
- EPC Rating - D & Council Tax Band - D
- Viewing Highly Recommended

Welcome to Abbey Road, Sompting, Lancing - a charming property that is sure to capture your heart! This delightful house boasts a large lounge diner, modern fitted kitchen, four bedrooms, and two bathrooms, providing ample space for comfortable living.

Step inside to discover a beautifully presented interior that exudes warmth and character. The downstairs bedroom & bathroom offers convenience and flexibility, catering to various lifestyle needs.

One of the highlights of this property is the large, well-maintained rear garden, perfect for relaxing outdoors or entertaining guests also benefiting from a pretty summer house and shed used as a workshop. Imagine enjoying a cup of tea in the secluded tranquility of your own private green space enclosed with mature trees and attractive flower beds.

Parking will never be an issue with the generous parking area that can accommodate up to four cars. Located on a no-through road, peace and privacy are guaranteed, creating a serene environment to call home. Close by are convenient local shops, transport links and well regarded schools.

Don't miss the opportunity to make this house your own and experience the joys of living in such a wonderful property. Contact us today to arrange a viewing and start envisioning your future in this lovely home on Abbey Road.

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 Luff & Co**  
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## Accommodation

### Front Door

Leading to:

### Entrance Hall

Engineered wood flooring, radiator, doors to:

### Downstairs Bedroom 10'05 x 8'10 (3.18m x 2.69m)

Engineered wood flooring, double glazed window, radiator

### Lounge 10'08 x 14'03 (3.25m x 4.34m)

Engineered wood flooring, double glazed window, radiator, decorative electric fire with surround

### Dining Room 10'08 x 12'02 (3.25m x 3.71m)

Engineered wood flooring, double glazed window, radiator, stairs to first floor

### Kitchen 6'11 x 17'00 (2.11m x 5.18m)

Engineered wood flooring, double glazed window, radiator, range of eye and base level cupboards with roll top work surfaces, ceramic sink/drainer with pull out spray mixer tap over, space for; washing machine, tumble dryer, dishwasher, fridge and freezer. Electric oven, electric hob with extractor over, breakfast bar, patio doors to garden.

### Bathroom

Engineered wood flooring, low level flush w/c and wash hand basin enclosed in vanity unit, panelled bath with electric shower over, built in storage, heated towel rail.

### First Floor

### Landing

Carpet, doors to:

### Bedroom Three 8'01 x 10'04 (2.46m x 3.15m)

Carpet, two x double glazed window, radiator

### Bedroom One 12'06 x 12'02 (3.81m x 3.71m)

Carpet, radiator, double glazed window

### Bedroom Two 12'05 x 10'04 (3.78m x 3.15m)

Carpet, radiator, double glazed window, built in wardrobe

### Shower Room 2'10 x 5'10 (0.86m x 1.78m)

Tiled floor, low level flush w/c, wash hand basin, shower cubicle, heated towel rail, double glazed window

### Outside

### Rear Garden

Beautifully presented rear garden enclosed by fencing with two patios laid with sandstone slabs, a lawn laid to artificial grass with flower beds surrounding, large shed used as a workshop and a summer house

### Off Road Parking

Laid to driveway with dropped kerb, space for up to four cars.



3-7 South Street, Lancing, West Sussex, BN15 8AE

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# Floorplan



Total area: approx. 119.9 sq. metres (1290.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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