



4



2



2



C



Description

Robert Luff & Co are delighted to offer this spacious and well presented semi-detached chalet home, enviably located backing onto the South Downs National Park in North Sompting. The generous accommodation briefly comprises: Entrance hall, two double ground floor bedrooms, ground floor bathroom, fitted kitchen, impressive extended lounge/dining room with wood burning stove, first floor landing master bedroom with stunning sea and down-land views, further bedroom and shower room. Outside, there is a good size rear garden with gate accessing the South Downs, timber outbuilding with power /light & ample off street parking to the front. VIEWING ESSENTIAL!! AND CHAIN FREE!!



Key Features

- Semi-Detached Chalet home being *CHAIN FREE*
- Two Bathrooms
- Backing Directly Onto South Downs
- Ample Off Street Parking
- EPC: C
- Four Generous Bedrooms
- Extended Lounge/Diner With Wood Burning Stove
- Superb Southerly Views To The English Channel
- Attractive Garden With Outbuilding With Power & Light
- Council Tax Band: C



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Entrance Hall

Bedroom

3.18m x 2.97m (10'5" x 9'9")

Bedroom

3.51m x 2.95m (11'6" x 9'8")

Kitchen

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

Bathroom

Lounge/Dining Room

*7.65m x 3.48m narrowing to
2.95m (25'1" x 11'5"
narrowing to 9'8")*

First Floor Landing

Primary Bedroom

4.88m x 3.66m (16' x 12')

Bedroom Two

2.67m x 2.54m (8'9" x 8'4")

Shower Room

Outside

Rear Garden

Gate onto South Downs

Timber Outbuilding

With power & light

Parking

To front.

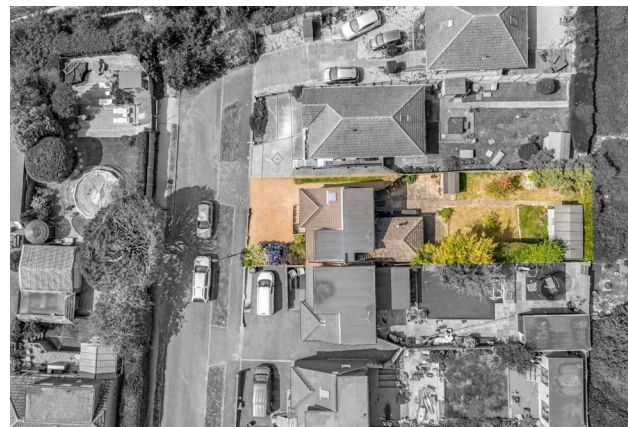
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Floor Plan Howard Road

Ground Floor

Approx. 61.5 sq. metres (662.4 sq. feet)



First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 97.9 sq. metres (1054.3 sq. feet)



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | |
|---|---------|--|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | 100 | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC | 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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