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E



Description

Robert Luff & Co are delighted to present this well maintained and characterful 1930's semi-detached family home, ideally located in one of Lancing's ever popular Avenue's - just a short walk from Lancing village centre and mainline railway station. The accommodation features: Entrance hall, living room, dining room, kitchen, sun room/utility room, first floor landing, three generous bedrooms with built in storage and family bathroom. Outside, there are front & rear gardens with a concrete outbuilding/garage. VIEWING ESSENTIAL!!



Key Features

- 1930's Semi-Detached Family Home
- Popular Location Close To Village Centre
- Lounge & Dining Room
- Sun Room/Utility
- Three Bedrooms
- Gardens
- Gas Central Heating & Double Glazing
- Garage/Outbuilding
- EPC: E
- Council Tax Band: C



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Double Glazed Front Door
Into:

Entrance Hall

Double glazed window, telephone point and radiator.

Lounge

4.04m x 3.43m (13'3" x 11'3")

Double glazed window to front aspect, radiator, feature fireplace with stone surround and living flame gas fire, coved ceiling.

Dining Room

3.73m x 3.10m (12'3" x 10'2")

Single glazed windows and door to garden room, wall mounted electric heater and coved ceiling.

Kitchen

3.73m x 1.98m (12'3" x 6'6")

Single glazed window and door to rear aspect leading into utility area, coved ceiling, matching range of white high gloss wall and base units, fitted worktop incorporating a single stainless steel sink unit with mixer tap and drainer, electric cooker point, tiled splash backs and space for fridge/freezer.

Extension/Utility Room

4.57m x 2.44m (15' x 8')

Double glazed windows and French doors to rear, downlights, space and plumbing for appliances, tumble dryer and dishwasher, wall mounted units.

First Floor Landing

Coving, loft access with pull down ladder.

Bedroom One

3.76m x 3.23m (12'4" x 10'7")

Double glazed window to rear, built in wardrobes and radiator.

Bedroom Two

4.06m x 2.54m (13'4" x 8'4")

Double glazed window to front, wardrobe, radiator.

Bedroom Three

2.54m x 2.44m (8'4" x 8')

Double glazed window to front, coving, cupboard over stairs, radiator.

Bathroom

Double glazed window to rear aspect, panel enclosed bath with mixer tap and shower attachment, low level flush WC, pedestal wash hand basin, part tiled walls, radiator.

Outside

Rear Garden

Concrete seating area, laid to lawn, various plants & shrubs, fence enclosed with side access.

Outbuilding/Garage

6.15m x 2.59m (20'2" x 8'6")

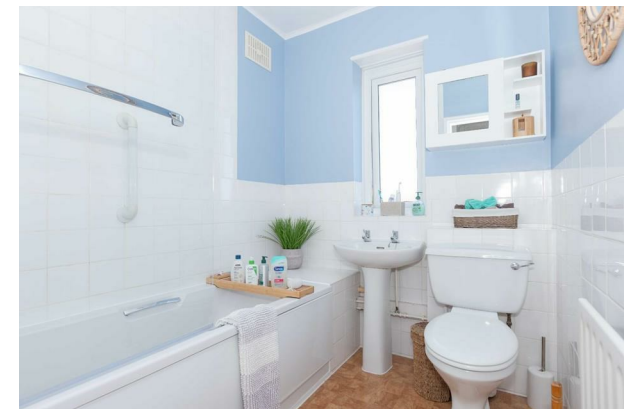
Concrete built, window & door. *The Up & Over door would need replacing to enable use as a garage.

Front Garden

Laid to lawn, concrete planters.



Floor Plan Grand Avenue



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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