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D



Description

Robert Luff & Co are delighted to bring to the market this incredibly spacious and beautifully presented, extended detached family home located in ever popular North Lancing. The South Downs National Park is on the doorstep and several well regarded schools are close by. The property which enjoys stunning views over Lancing to the English channel has accommodation spanning three storeys, comprising: Entrance hall, master bedroom with en-suite shower room, further double bedroom, office/workroom, WC, South facing living room with stunning views, separate dining room, fitted kitchen/breakfast room, lower ground floor, family room, utility room, shower room, top floor, two further generous bedrooms with stunning views and family bathroom with roll top bath and separate shower enclosure. Outside, there is a generous South facing rear garden with patios - perfect for entertaining and ample parking to the front. Viewing is a must to fully appreciate this fantastic family home.



Key Features

- Detached Family Home
- Five Bedrooms
- Three Reception Rooms
- South Facing Garden
- EPC: D
- Accommodation Spanning Three Storeys
- Three Bathrooms & Further WC
- Stunning Distant Sea Views
- Ample Off Street Parking
- Council Tax Band: F



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Entrance Hall

WC

Bedroom
4.27m x 4.09m (14' x 13'5")

En-Suite Shower Room/WC

Bedroom
3.66m x 3.07m (12' x 10'1")

Bedroom/Office
5.11m x 2.62m (16'9" x 8'7")

Living Room
5.36m x 3.66m (17'7" x 12')

Dining Room
5.61m x 3.05m (18'5" x 10')

Kitchen/Breakfast Room
6.71m x 3.58m (22' x 11'9")

First Floor Landing

Bedroom
4.45m x 3.20m (14'7" x 10'6")

Bedroom
3.45m x 2.67m (11'4" x 8'9")

Bathroom

Lower Ground Floor

Family/Entertainments Room
6.78m x 5.18m (22'3" x 17')

Utility Room
2.51m x 2.13m (8'3" x 7')

Shower Room

Outside

South Facing Rear Garden

Off Street Parking
For multiple vehicles.

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Floor Plan Firlle Road



Total area: approx. 223.8 sq. metres (2408.6 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-34) E		
(21-38) F			(21-28) 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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