



Grand Avenue, Lancing

Per Month
£1,700 Per Month

- REFURBISHED THREE BEDROOM HOUSE
- EXTENDED ACCOMMODATION
- LARGE GARAGE TO REAR
- GARDEN TO REAR
- NEW KITCHEN
- NEW CARPETS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- POPULAR LOCATION
- VIEWING RECOMMENDED

ROBERT LUFF & CO are delighted to offer to rent this delightful newly refurbished three bedroom semi-detached house. Located on a popular road in Lancing the house offers easy access to all amenities in the town, seafront, station and local schools. Comprising NEWLY FITTED KITCHEN, EXTENDED FAMILY ACCOMMODATION to the ground floor entrance porch, rear garden, three bedroom and family bathroom. There is a further benefit of a LARGE GARAGE located at the end of the garden.

EARLY VIEWING ESSENTIAL.

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**Robert
Luff & Co**
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Accommodation





Total area: approx. 98.7 sq. metres (1062.3 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(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 CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.