



PCM  
£1,400 PCM

## Shadwells Road, Lancing

- Semi-Detached Family Home • Three Bedrooms
- Living/Dining Room • Newly Fitted Kitchen
- Shower Room & Cloakroom • EPC Rating D
- Rear & Side Garden • Unfurnished
- Council Tax Band - C • Available Now

**\*\* OPEN DAY FRIDAY 15TH OF JULY 12:00 - 14:00 \*\*** Robert Luff & Co is delighted to offer a semi-detached family home situated in Lancing. The property comprises three bedrooms, living/dining room, newly fitted kitchen, shower room, downstairs cloakroom, bricked built shed, rear and side gardens. The property is unfurnished. **AVAILABLE NOW**

T: 01903 331247 E: [info@robertluff.co.uk](mailto:info@robertluff.co.uk)  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

### Entrance Hall

Double glazed front aspect door. Double radiator. Glass paneled door. Stairs leading to the first floor. Under stair storage cupboard. Doors leading to:

### Cloakroom

Double glazed front aspect window. Low level WC. Wash hand basin with storage cupboard under. Wall mounted gas central heating boiler. Towel radiator.

### Living/Dining Room 21'8" x 10'8" (6.60 x 3.25 (6.61 x 3.26))

Double glazed front and rear windows. Hatch window leading to the kitchen. Two double radiators.

### Kitchen 12'0" x 10'1" (3.66 x 3.07)

Double glazed rear aspect window. Matching wall and base units incorporating the one and half bowl stainless steel sink and drainer. Built in electric oven, electric hob and extractor hood above. Double glazed rear aspect door leading to rear hall.

Double glazed door leading to the rear garden and door leading to out bricked built storage room.

### First Floor Landing

Double glazed side aspect window. Hatch to loft space. Firing cupboard with slatted shelving.

### Bedroom One 14'5" x 8'4" (4.39 x 2.54)

Double glazed rear aspect window. Built in storage cupboard. Double radiator.

### Bedroom Two 10'0" x 9'11" (3.05 x 3.02 (3.04 x 3.01))

Double glazed rear aspect window. Double radiator. Built in double wardrobe.

### Bedroom Three 10'8" x 6'10" (3.25 x 2.08)

Double glazed front aspect window. Radiator. Built in single bed base with storage under.

### Shower Room

Double glazed front aspect window. Double corner shower cubicle. Low level WC. Pedestal wash hand basin. Radiator. Wall mounted storage cupboard.

### Outside

To the front is a flowerbed and path leading the entrance

To the rear and side is mainly laid to lawn with a decking area and flowerbed borders.

### Fees Apply

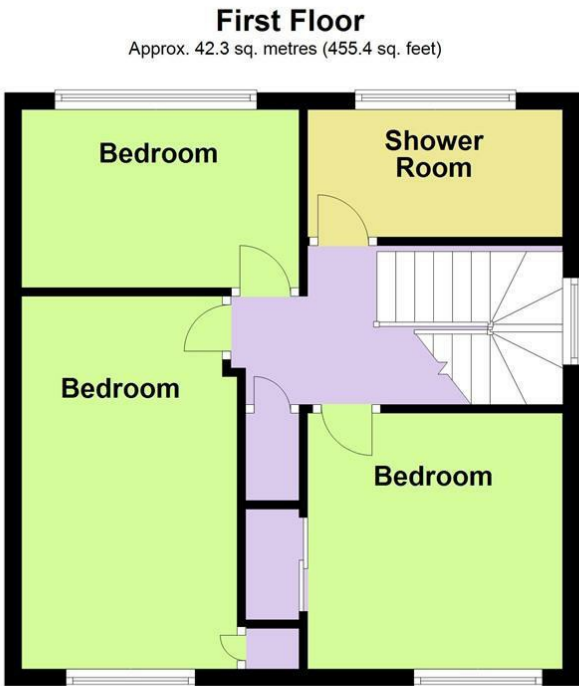
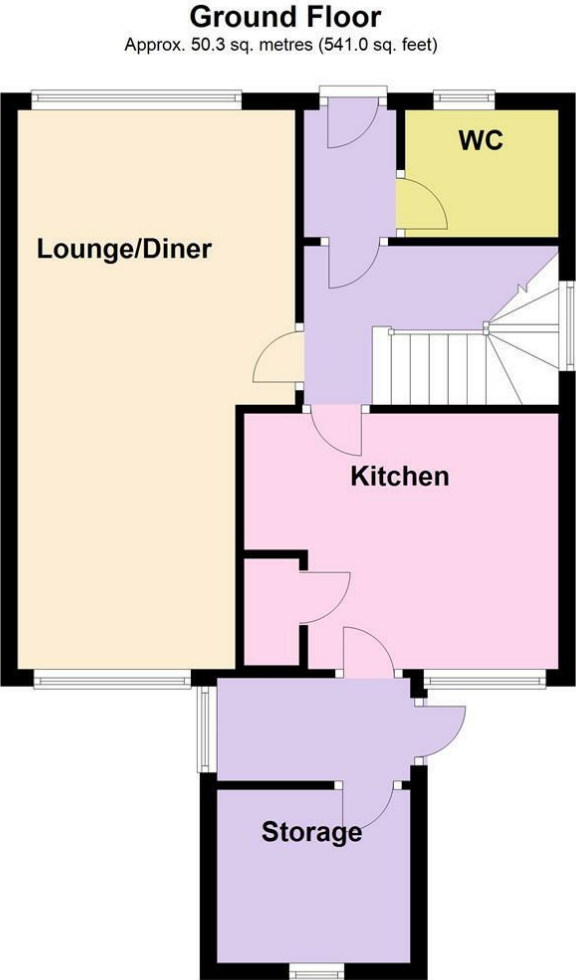
£360 incl. VAT - single applicant, £540 incl. VAT - Joint Applicant, £180 Incl. VAT - Guarantor/Any Further Applicant. Note: All fees include referencing fees, check in & out, inventory costs.



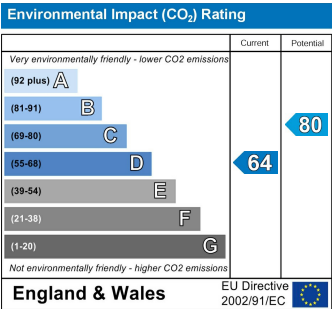
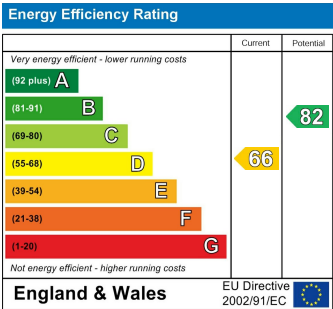
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Total area: approx. 92.6 sq. metres (996.4 sq. feet)



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.