



PCM
£2,250 PCM

Brighton Road, Lancing

- Detached Family Home
- Spacious Living Room with Sea Views
- En-suite Bathroom & Family Bathroom
- Driveway & Garage
- Available end of June
- Four Bedrooms
- Fitted Kitchen/Breakfast Room
- EPC Rating D
- Unfurnished - Property will be decorated and carpeted prior to new tenants moving in.
- Council Tax Band - D

Robert Luff & Co Lettings is delighted to offer a spacious family home situated on Brighton Road in Lancing. The property comprises four bedrooms, en-suite bathrooms, family bathroom, cloakroom, fitted kitchen/breakfast room, spacious living room with sea views, off road parking, garage, front and rear gardens. The property is unfurnished and available end of June

PROPERTY WILL BE FULLY REDECORATED AND RE-CARPETED PRIOR TO NEW TENANTS MOVING IN.

T: 01903 331247 E: info@robertluff.co.uk
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Accommodation

Entrance Hall

Via the double glazed front aspect door. Side aspect double glazed door leading to front or rear garden. Internal door leading to the garage. Stairs leading to the first floor. Firing cupboard housing the hot water cylinder and ample storage space. Under stairs storage cupboard. Radiator. Doors leading to:

Bedroom One 12'4" x 11'10" (3.76 x 3.61)

Double glazed southerly aspect window. Built in floor to ceiling wardrobe with mirror fronted sliding doors. Radiator and door leading to:

En-suite

Double glazed side aspect window. White bathroom suite comprising paneled bath with shower attachment. Low level W.C. Pedestal wash hand basin. Shower cubicle with tiled walls. Towel radiator and tiled flooring.

Bedroom Two 11'2" x 9'5" (3.40 x 2.87)

Double glazed rear aspect window. Floor to ceiling built in wardrobes and double radiator.

Bedroom Three/Family Room 12'7" x 11'8" (3.84 x 3.56)

Double glazed rear access doors leading to the rear garden. Radiator.

Family Bathroom

Double glazed side aspect window. Jacuzzi bath with shower attachment. Wash hand basin. Low level W.C. Towel radiator and tiled flooring.

Second Floor Landing

Double glazed velux window. Hatch access to the loft. Radiator and doors leading to:

Living Room 22'6" x 15'2" (6.86 x 4.62)

Double aspect double glazed windows and some sea views. Wooden flooring. Two radiators.

Kitchen/Breakfast Room 15'5" x 10'10" (4.70 x 3.30)

Double aspect double glazed windows. Matching floor and base units incorporating the stainless steel one and half bowl sink with drainer and mixer tap. American style fridge/freezer. Integral dishwasher. Washing machine. Built in electric oven and microwave. Five ring gas hob with an extractor hood above. Spot lighting. Wooden flooring. Radiator.

Bedroom Four/2nd Family Room 11'9" x 11'1" (3.58 x 3.38 (3.57 x 3.37))

Double glazed rear aspect window. Radiator.

Cloakroom

Double glazed Velux window. Low level W.C. Wall mounted wash hand basin. Part-tiled walls and wooden flooring.

Front Garden

Driveway with parking for several vehicles leading to the garage with an up and over door and housing the gas central heating boiler. There is astro-turf with flower bed borders and side access to the rear of the property.

Rear Garden

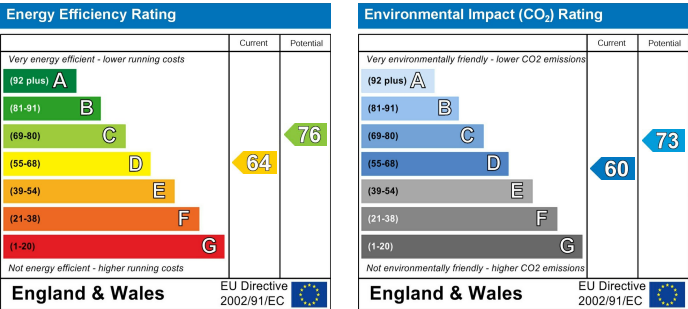
Large decking area leading to the astro-turf with fencing and flowerbed borders.



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