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## Description

ROBERT LUUFF & CO are offering a long term let on this delightful three bedroom house located on a popular residential road in Lancing. Comprising entrance hall, lounge, dining room (bedroom 4), fitted kitchen leading to conservatory. First floor family bathroom and three bedrooms. Outside large West facing garden, drive and garage. **EARLY VIEIWNG ESSENTIAL.**

## Key Features

- THREE BEDROOM HOUSE
- LARGE CONSERVATORY
- MODERN FITTED KITCHEN
- RECENTLY REDECORATED
- FAMILY BATHROOM
- TWO RECEPTION ROOMS
- LARGE WEST FACING GARDEN
- GARAGE AND DRIVE TO FRONT
- GAS CENTRAL HEATING
- AVAILABLE NOW





[robertluff.co.uk](http://robertluff.co.uk)

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## Floor Plan Orchard Avenue



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