



Irene Avenue, Lancing



PCM
£2,000 PCM

- STUNNING NEW BUILD RESIDENCE
- PRIMARY BEDROOM WITH EN-SUITE
- PRIVATE WEST FACING REAR GARDEN
- FURTHER FAMILY BATHROOM WITH ENCLOSED SHOWER
- EARLY VIEWING ESSENTIAL
- THREE BEDROOMS
- COVERED CAR PORT
- OPEN PLAN RECEPTION ROOM WITH BI-FOLD DOORS ONTO REAR GARDEN
- MODERN NEUTRAL STYLING THROUGHOUT
- AVAILABLE NOW

ROBERT LUFF & CO are delighted to offer for new STUNNING NEW BUILD DETACHED RESIDENCE located in Lancing, West Sussex. Comprising private entrance front door to entrance lobby leading to West facing reception room with open plan NEW LUXURY FITTED CONTEMPORANEITY KITCHEN, two ground floor bedroom, NEW FAMILY BATHROOM WITH SHOWER, stairs rising to first floor with PRIMARY BEDROOM WITH EN-SUITE and eaves storage.

To the outside the is a COVERED CAR PORT, enclosed lawned garden with fence surround.

MODERN NEUTRAL STYLING AND DECOR THROUGHOUT.

EARLY VIEWING ESSENTIAL.

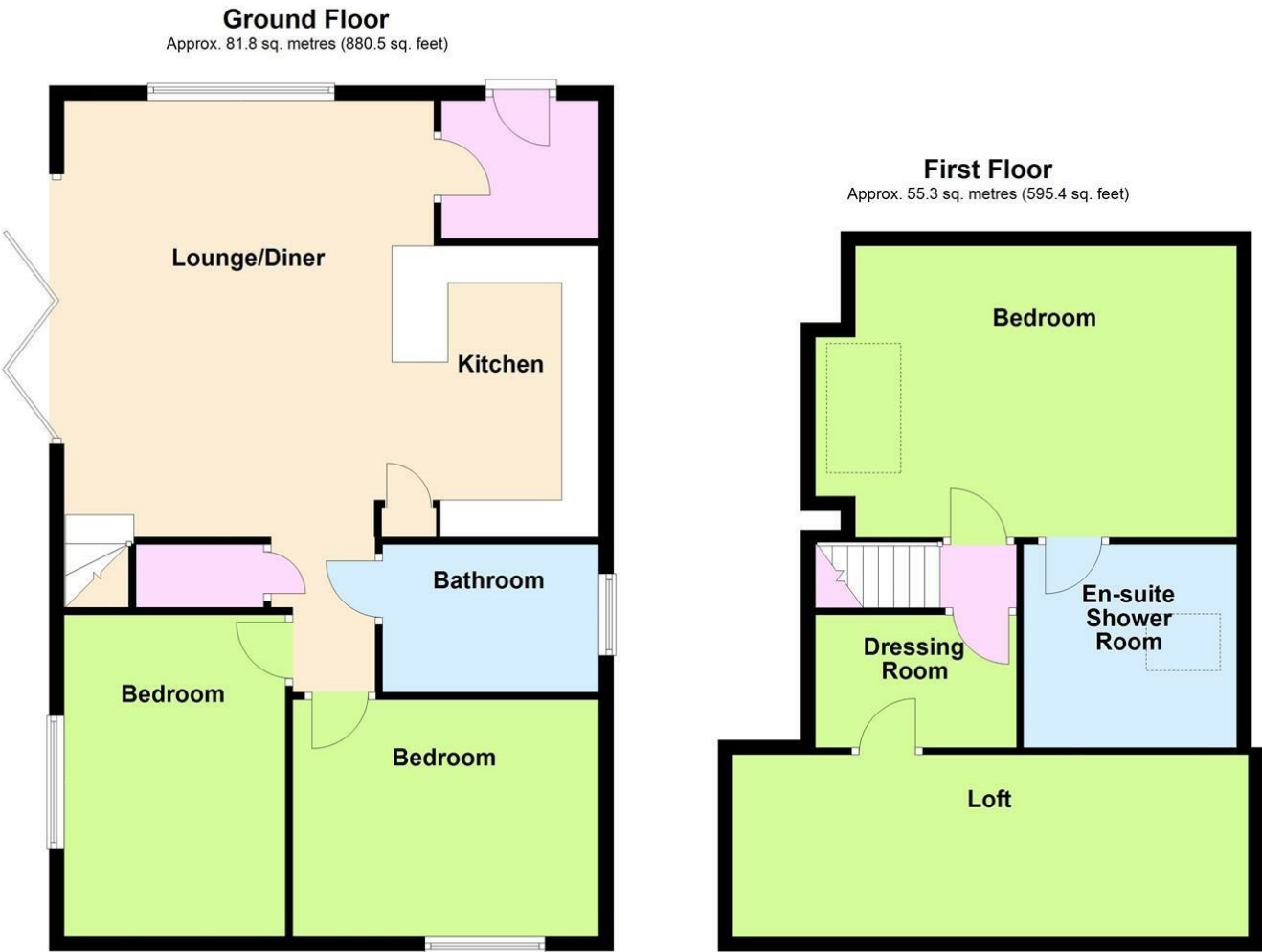
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Accommodation







Total area: approx. 137.1 sq. metres (1475.9 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.