



Freshbrook Road, Lancing

£1,700

- Well presented and modern home in Lancing
- 3 Bedroom House
- West Facing Garden
- Large Open Plan Lounge/Diner
- Integrated Appliances
- EPC Rating - E
- Council Tax Band - C
- VIEWING THIS SATURDAY 31ST JANUARY BETWEEN 11:00 - 12:00

Robert Luff & Co are delighted to offer this modern three bedroom home refurbished in 2024 home in Lancing. The accommodation comprises of large open plan living room/diner, modern fitted kitchen with integrated appliances to include fridge/freezer, dishwasher and washing machine, three double bedrooms and modern fitted bathroom with shower and bath.

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Available Feb / March 2026.

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Accommodation

Open Plan Lounge Diner 27 x 14 (8.23m x 4.27m)

Newly fitted flooring, freshly painted walls, double glazing, radiators and built in under stairs cupboard and sliding doors allowing access to the garden.

Kitchen 14 x 8 (4.27m x 2.44m)

Newly fitted flooring, high gloss, grey kitchen units, built in fridge, washing machine, dishwasher and oven.

Stairs and Landing

Newly fitted grey carpet, freshly painted walls, built in cupboard.

Bedroom One 11 x 8 (3.35m x 2.44m)

Newly fitted carpet, freshly painted walls, double glazed window and radiator

Bedroom Two 11 x 7 (3.35m x 2.13m)

Newly fitted carpet, freshly painted walls, double glazed window and radiator

Bedroom Three 9 x 8 (2.74m x 2.44m)

Newly fitted carpets, freshly painted walls, double glazed window and radiator

Bathroom 6 x 8 (1.83m x 2.44m)

Newly fitted bathroom suite in white, wood effect vinyl flooring, grey marble effect wall tiles

Garden

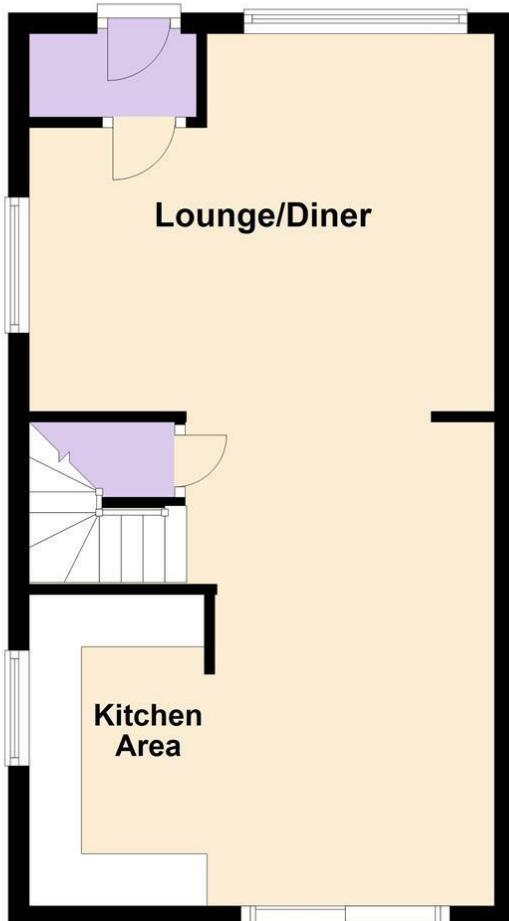
Low maintenance, west facing garden part to decking and crazy paving with established flower bed border.

Agent note

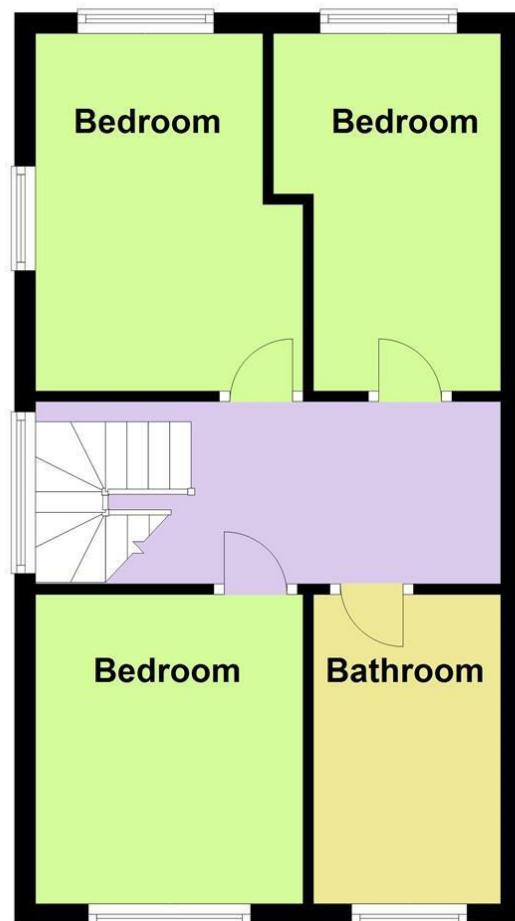
Stock photos 2024



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	44	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	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.