



£1,700

Freshbrook Road, Lancing

- Well presented and modern home in Lancing
- West Facing Garden
- Integrated Appliances
- Council Tax Band - C
- 3 Bedroom House
- Large Open Plan Lounge/Diner
- EPC Rating - E
- 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.

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

**Robert
Luff & Co**
Sales | Lettings | Commercial



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 boarder.

Agent note

Stock photos 2024



30 Guildbourne Centre, Worthing, West Sussex, BN11 1LZ

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

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | |
| Very environmentally friendly - lower CO ₂ emissions | CurrentPotential |
| (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 |

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