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## Description

Robert Luff & Co are delighted to offer this attractive four-bedroom detached home. The property has been thoughtfully designed and is presented to a high standard throughout, featuring a modern fully fitted kitchen with quality appliances and finishes, as well as a beautifully appointed luxury bathroom.

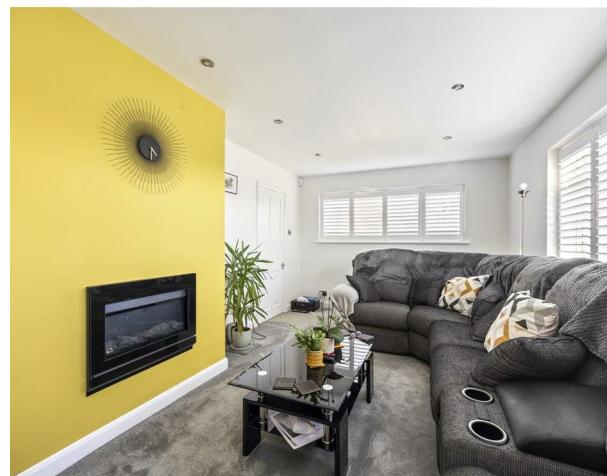
A converted garage provides additional flexible space. The house is light and welcoming, complemented by a private rear garden and is perfect for outdoor entertaining or relaxing.

The property is located in a highly popular residential part of Lancing. This is a well-established and desirable neighbourhood close to local schools, shops and everyday amenities are all close at hand, and Lancing Station is just over a kilometre away, providing convenient rail links.

The area also benefits from regular bus services and good road connections to Worthing, Brighton and the wider Sussex coast. Detached homes in this postcode are rarely available and are in strong demand, reflecting both the quality of the housing and the appeal of the location.

## Key Features

- Attractive four-bedroom detached home
- Beautifully appointed luxury bathroom
- Light, welcoming interiors with a sunny south-facing garden
- Highly popular Lancing location
- Modern fully fitted kitchen
- Converted garage providing flexible additional space
- EPC energy rating C (73)





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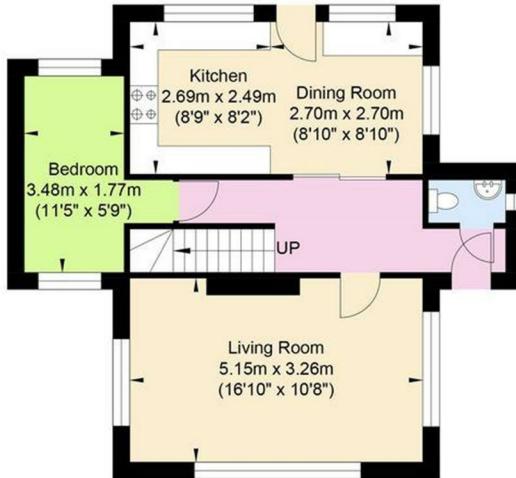
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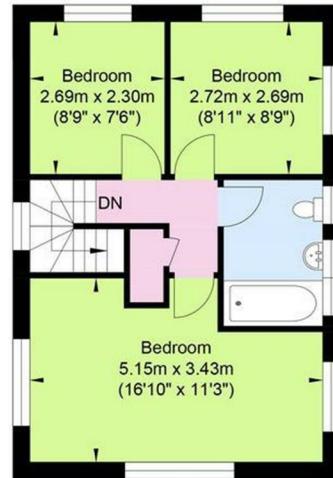
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## Floor Plan Greenoaks

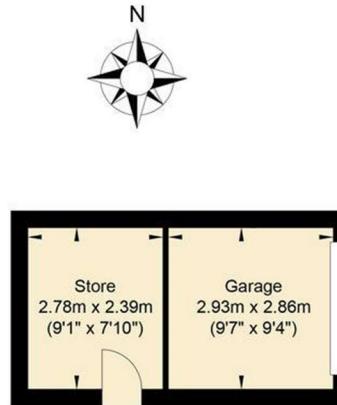
### Greenoaks



Ground Floor  
Approximate Floor Area  
531.73 sq ft  
(49.40 sq m)



First Floor  
Approximate Floor Area  
435.72 sq ft  
(40.48 sq m)



Outbuilding  
Approximate Floor Area  
166.84 sq ft  
(15.50 sq m)



Approximate Gross Internal Area (Excluding Outbuilding) = 89.88 sq m / 967.45 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
		Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A	(92 plus)	A	(92 plus)	A
(81-91)	B	(81-91)	B	(81-91)	B
(69-80)	C	(69-80)	C	(69-80)	C
(55-68)	D	(55-68)	D	(55-68)	D
(39-54)	E	(39-54)	E	(39-54)	E
(21-38)	F	(21-38)	F	(21-38)	F
(1-20)	G	(1-20)	G	(1-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> 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.

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