Gravelly Crescent, Lancing

£1,400 Per Calendar Month

- Two/three-bedroom house
- Modern bathroom
- EPC Energy Rating C (70)
- VIEWINGS SATURDAY 17TH OF OCTOBER 12:00 - 13:00 - *NOW FULLY BOOKED*
- Large modern kitchen/diner
- Low-maintenance rear garden
- Close to local shops and amenities
- AVAILABLE NOVEMBER 2026

Robert Luff & Co are delighted to offer to let this well-presented two/three-bedroom house, situated in a convenient residential location within easy reach of local shops, amenities and transport links.

The property benefits from a large modern kitchen/diner, modern bathroom and a low-maintenance rear garden, making it an ideal home.

Lancing is a popular coastal village positioned between Worthing and Shoreham-by-Sea, offering a good balance of everyday convenience and access to the coast. The seafront and Beach Green provide a pleasant setting for walks and outdoor activities, while the nearby South Downs offer further opportunities for walking and enjoying the countryside.

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

Robert Luff & Co
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Accommodation

Entrance
UPVC door to entrance, wood effect flooring, radiator, dado rail.

Lounge 13'11" x 11'3" max (4.24 x 3.43 max (4.25 x max))
Wood effect laminated flooring, radiator, west facing double glazed window, television point, telephone point, radiator, fire surround, dado rail, under stairs storage providing ample space.

Kitchen 14'8" x 11'1" (4.47 x 3.38)
Matching wall and base units, four ring gas hob inset to roll top work surfaces, electric oven, built in stainless steel single sink inset to work surfaces with matching mixer tap, space and plumbing for washing machine and dish washer, space for fridge/freezer, tiled walls for splash back, tile effect flooring, UPVC to east aspect door and window to rear garden.

Stairs to First Floor Landing

Bathroom
Matching white suite comprising of panel enclosed bath with shower over, chrome mixer taps, wash hand basin with chrome mixer tap and mirrored storage mirror unit above, low level push flush WC, heated towel rail, fully tiled floor, frosted double glazed window to east aspect.

Master Bedroom 11'4" x 8'10" (3.45 x 2.69 (3.46 x 2.70))
Woof effect laminate flooring, UPVC double glazed window to east aspect, radiator, inbuilt storage with ample hanging space and shelving space.

Landing
Fully carpeted, dado rail, storage cupboard housing Baxi combi boiler and ample storage space.

Bedroom 2 8'5" x 7'0" (2.57 x 2.13)
Wood effect laminate flooring, UPVC double glazed window to west aspect, radiator.

Bedroom 3/Occasional Bedroom 12'4" x 7'2" (3.76 x 2.18)
Wood effect laminate flooring, radiator, double glazed window to west aspect.

Rear Garden
East facing, low maintenance rear garden, including decking area and pebbled area, shed housing ample storage space, outside tap.

Front Garden
Mainly laid to lawn, pebbled boarders.

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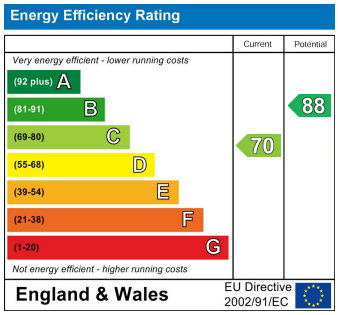

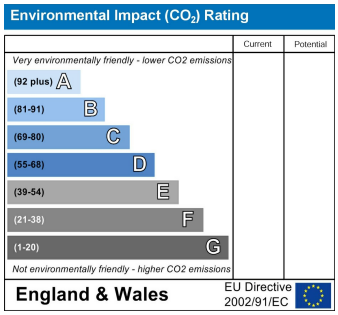

The services, systems and appliances listed in this section have not been tested by us and no guarantee as to their operating ability or efficiency is given. All photographs and measurements have been taken as a guide only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. All measurements are approximate.