



Halewick Close, Lancing

PCM
£1,700 PCM

- Spacious end-of-terrace house
- Newly redecorated with new carpets throughout the property
- Features three well-sized bedrooms,
- EPC Rating D (56)
- lovely garden ideal for outdoor activities
- Includes convenient off-road parking

Robert Luff & Co are pleased to present this spacious, newly redecorated end-of-terrace house located in the charming area of Sompting.

This delightful property offers three well-sized bedrooms, providing ample space for family living or accommodating guests. The inviting living/dining room is perfect for relaxation and entertaining, while the kitchen is well-equipped for all your culinary needs.

The house features a modern bathroom, and new carpets have been installed throughout, adding to the fresh and updated feel of the home. The property also boasts a rear garden, ideal for outdoor activities, gardening, or simply enjoying some fresh air. Additionally, there is convenient off-road parking available, making it easy to come and go.

This property is an excellent opportunity for those looking to move into a ready-to-live-in home with plenty of space and modern comforts in a desirable location.

OPEN DAY ON SATURDAY 18TH 12-1 PLEASE CALL TO BOOK IN !!

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Accommodation

Entrance Hall

Double glazed front aspect door. Double glazed side aspect window. Double radiator. Stairs to the first floor. Under stairs storage area. Doors leading to:

Living Room 13'11" x 11'11" (4.24 x 3.63)

Double glazed front aspect window. Radiator. Archway leading to:

Dining Room 11'9" x 8'10" (3.58 x 2.69)

Double glazed sliding patio doors leading to the rear garden. Double radiator. Wooden flooring.

Kitchen

Double glazed rear aspect window and door leading to the rear garden. Double glazed side aspect window. Matching wall and base units with a single sink and drainer. Space for a fridge, freezer, washing machine and cooker.

First Floor Landing

Double glazed side aspect window. Airing cupboard. Hatch access to the loft.

Bedroom One 11'9" x 11'0" (3.58 x 3.35)

Double glazed rear aspect window. Radiator. Built in wardrobe.

Bedroom Two 13'11" x 10'0" (4.24 x 3.05)

Double glazed front aspect window. Radiator. Built in wardrobe.

Bedroom Three 10'10" x 8'0" (3.30 x 2.44 (3.31 x 2.43))

Double glazed front aspect window. Radiator.

Bathroom

Double glazed rear aspect window. Paneled bath. Low level WC. Pedestal wash hand basin. Radiator.

Outside

Corner plot with off road parking to the rear.

NB

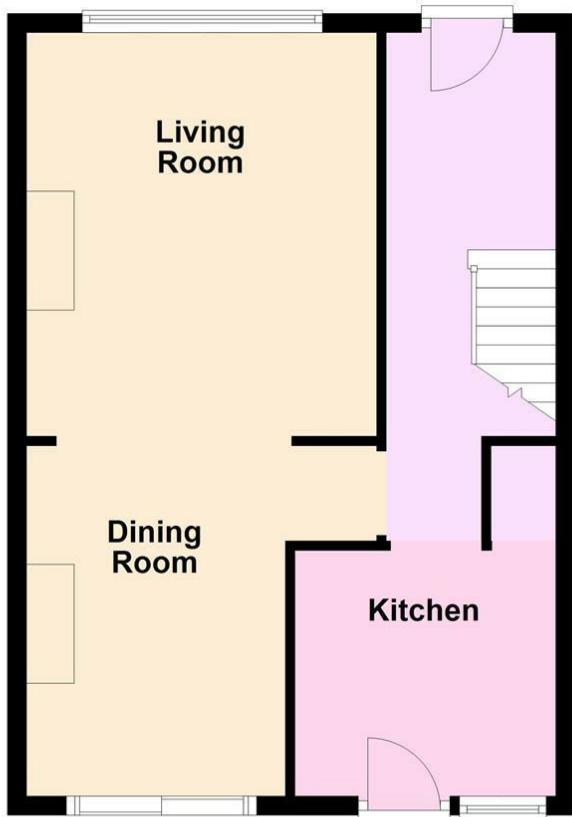
In accordance with the 1979 Estate Agency Act we advise that the owner of this property is an employee of Robert Luff & Co.



Floorplan

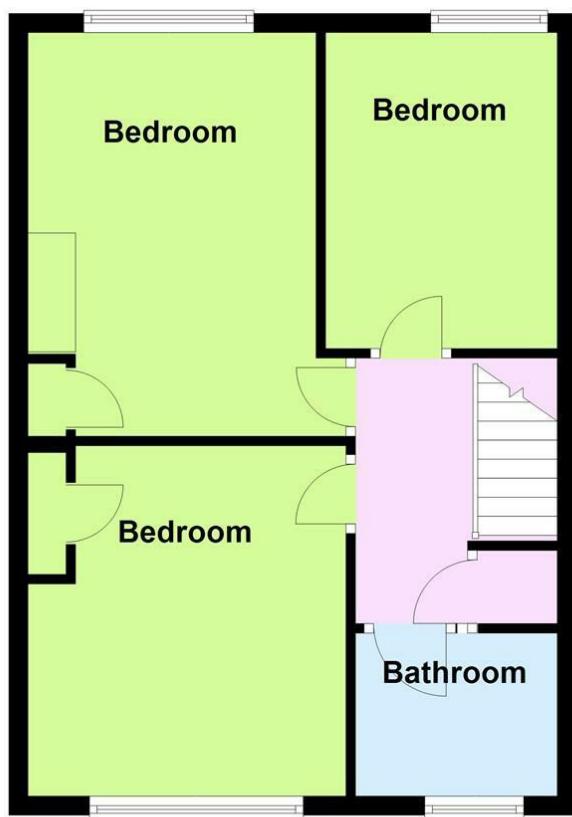
Ground Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



First Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



Total area: approx. 89.2 sq. metres (960.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(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.

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