



## Brook Way, Lancing

Offers In Excess Of  
**£280,000**  
Freehold

- End Of Terrace House
- Two Double Bedrooms
- Through Lounge/Diner
- Garage & Private Drive
- Contemporary Fitted Kitchen
- Modern Bathroom
- Low Maintenance Garden
- Close To Village & Railway
- EPC: C

Robert Luff & Co are delighted to offer to market this spacious and well presented end of terrace house, ideally located just a short walk from Lancing village centre and mainline railway station. Lancing Beach is also within easy walking distance and well regarded Seaside Primary School is just around the corner. The accommodation comprises: Entrance porch, entrance hall, through lounge dining room, recently refitted kitchen with integrated appliances, first floor landing, impressive primary bedroom, further double bedroom and modern bathroom. Outside, there is an attractive, low maintenance rear garden, driveway and garage with utility area.

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**Robert  
Luff & Co**  
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## Accommodation

### Entrance Porch

Double glazed windows to front and side aspects, double glazed front door into:

### Entrance Hall

Single glazed window to front aspect, radiator, wood flooring and coved ceiling.

### Lounge/Diner 25'10 x 11'4 (7.87m x 3.45m)

Double glazed window to front aspect, two radiators, wood flooring, double glazed patio doors to rear, TV point and coved ceiling.

### Kitchen 9'10 x 6'7 (3.00m x 2.01m)

Range of fitted high gloss wall and base units with sparkle effect work surfaces incorporating a matt black sink unit with mixer tap and drainer, space and plumbing for appliances, electric cooker point, understairs cupboard used as a pantry and also housing consumer unit.

### Landing

Loft access with pull down ladder, cupboard housing combi boiler.

### Bedroom One 14'5 x 12'0 (4.39m x 3.66m)

Double glazed window to front aspect, fitted wardrobe, radiator and coving.

### Bedroom Two 11'8 x 7'8 (3.56m x 2.34m)

Double glazed window to rear aspect, radiator, fitted wardrobe and coving.

### Bathroom

Double glazed window to rear aspect, coving, panel enclosed bath with mixer tap and shower attachment over, vanity wash hand basin with cupboard under, low level flush WC, ladder radiator and tiled walls and floor.

### Rear Garden

Patio area coming off the rear of the property, laid artificial grass with decorative flower beds.

### Garage 16'4 x 8'1 (4.98m x 2.46m)

With up and over door, power and light.

### Private Driveway

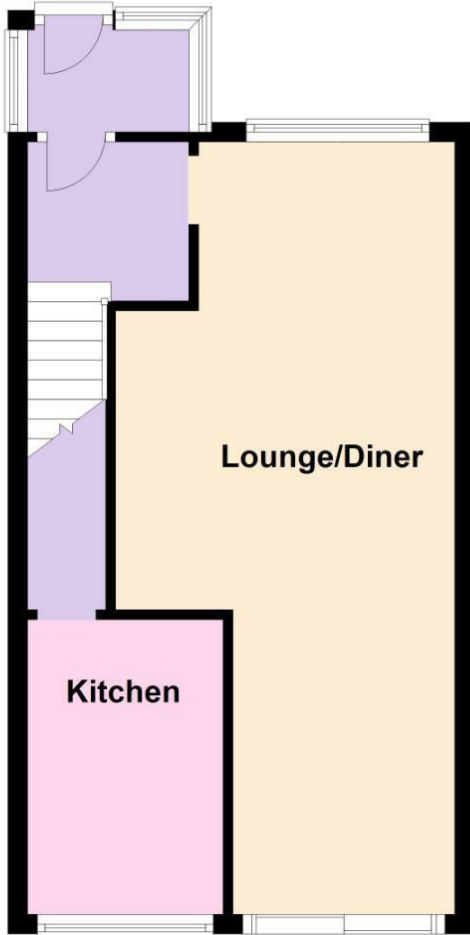


3-7 South Street, Lancing, West Sussex, BN15 8AE

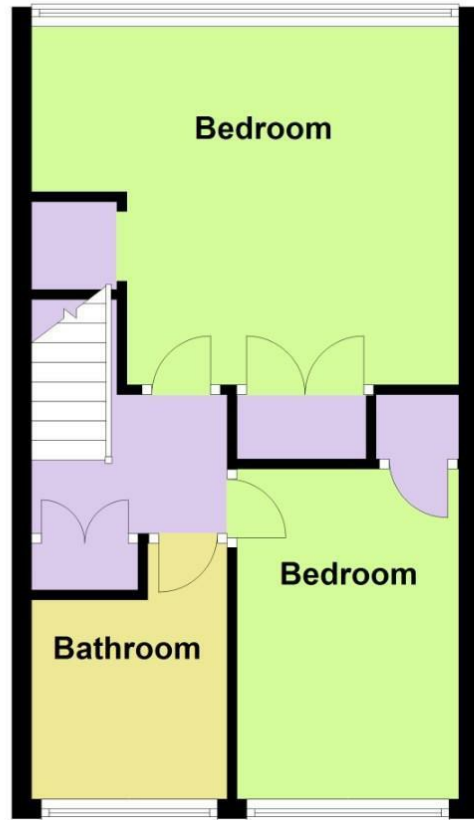
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Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			73
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			76
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.