



Lisher Road, Lancing



Price
£270,000
Freehold

- Well Presented Mid-Terrace House
- Conservatory
- Easy Access to A27 & Bus Routes
- Tenure: Freehold
- Kitchen/Diner
- Two Double Bedrooms
- WEST Facing Rear Garden
- EPC Rating: D

Robert Luff & Co are delighted to bring to market this well presented mid-terrace house, ideally situated with easy access to A27 and bus routes. Lancing village Centre and mainline station are also a short walk away. The property offers a good size kitchen/diner with conservatory, two double bedrooms and living room. Further benefits include a WEST FACING REAR GARDEN, boarded loft space with window and gas central heating. Ideal first time buy or buy to let. DO NOT MISS OUT!

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Accommodation

Front Entrance Door Into:

Entrance Porch

Living Room 14'8 x 14'0 (4.47m x 4.27m)

Double glazed window to East aspect, laminated floor, radiator, opening to:

Kitchen/Diner 14'7 x 10'11 (4.45m x 3.33m)

Tiled flooring, range of eye and base level units with work surface incorporating a sink unit with mixer tap and drainer, freestanding gas cooker, sliding doors leading to:

Conservatory 12'8 x 10'5 (3.86m x 3.18m)

Tiled floor, plumbing for washing machine, radiator, West facing window and doors leading to rear garden.

Ground Floor WC

Low level flush WC and wash hand basin.

First Floor Landing

Firing cupboard and two further storage cupboards.

Bathroom 8'0 x 5'0 (2.44m x 1.52m)

Fully tiled walls, lino flooring, panel enclosed bath with shower over, low level flush WC, wash hand basin, heated towel rail and window to West aspect.

Bedroom Two 11'1 x 8'5 (3.38m x 2.57m)

Window to West aspect, built in wardrobe and radiator.

Bedroom One 11'5 x 11'4 (3.48m x 3.45m)

Window to West aspect and built in wardrobe.

WEST Facing Rear Garden

Patio area coming off the rear of the property, leading to lawn with decorative flower beds, fully fence enclosed with rear access and timber shed.

Front Garden

Laid to lawn with decorative flower beds and path leading to the front entrance.



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

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Floorplan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		68	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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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