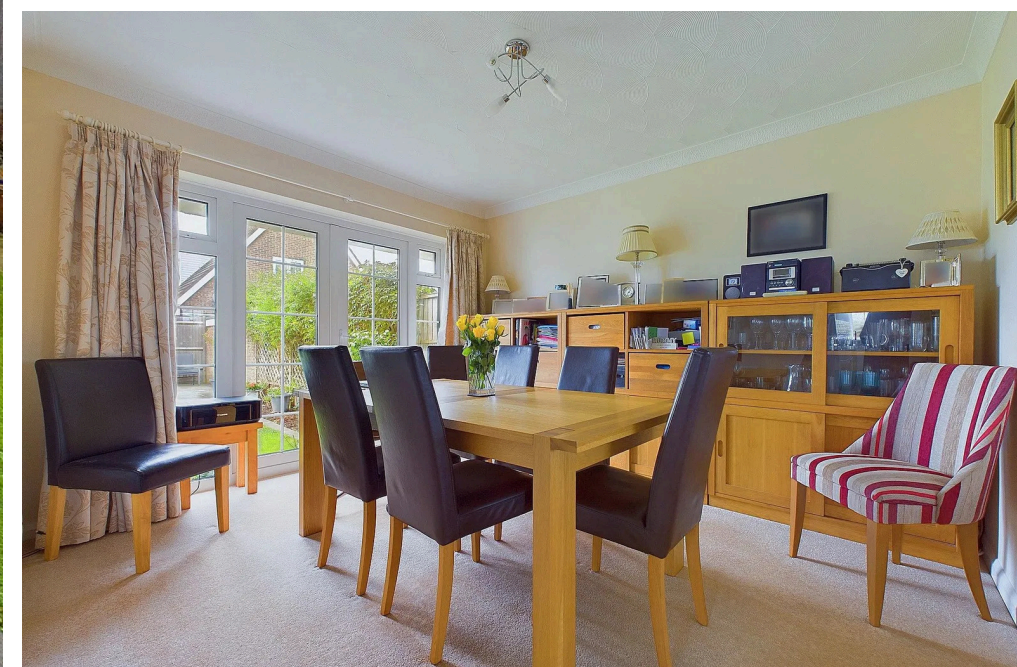




Roberts Road, Lancing, BN15 8AR

Offers Over £375,000





This substantial and bright family home offers four bedrooms, two bathrooms and a ground floor wc. Offering generous proportions throughout and being closely situated to the beach and Lancing town. Versatile living accommodation offers a variety of suitability to many buyers needs.



## Key Features

- Impressive Semi Detached Home
- Three Double Bedrooms Plus Ground Floor Study/Bedroom 4
- Ground Floor WC
- Ensuite Shower Room
- Generous Lounge, Opening Into Dining Room
- Garage
- Off Road Parking
- Conveniently Located
- Close To Beach
- Viewing Recommended



4 Bedrooms



2 Bathrooms



2 Reception Rooms

### INTERNAL

The property is approached into a bright, airy and impressive hallway space with storage, doors to all rooms and stair case leading to the first floor. The lounge offers a southerly aspect window with feature mantel piece, with double doors leading into the dining room, which overlooks the rear garden and has ample space for furnishings. The kitchen hosts a range of eye and base level units with a door into the garden. Benefitting integrated appliances including double oven, hob, dishwasher and space for a washing machine and table and chairs. The ground floor also benefits a double bedroom or study, benefitting a southerly aspect and a downstairs wc with wall mounted sink and wc.

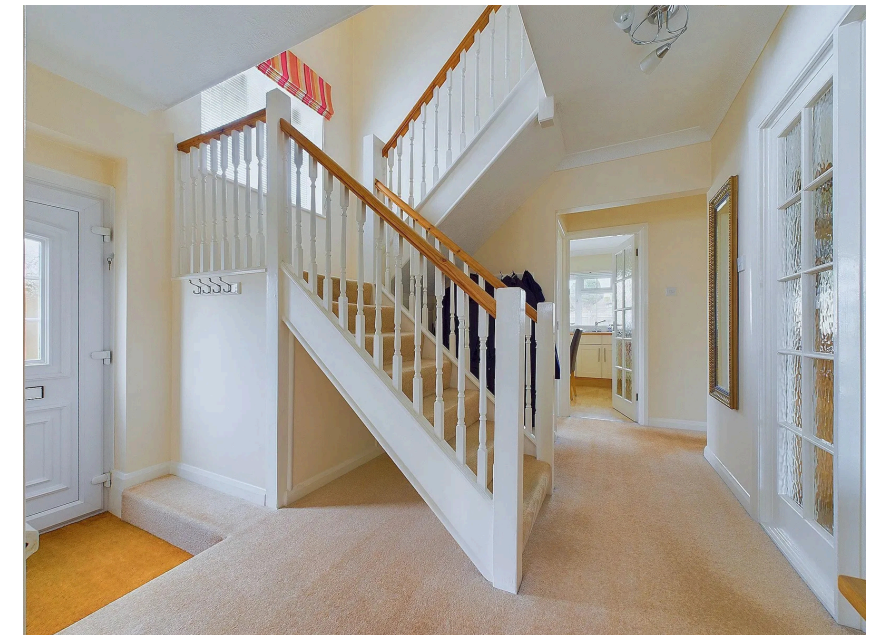
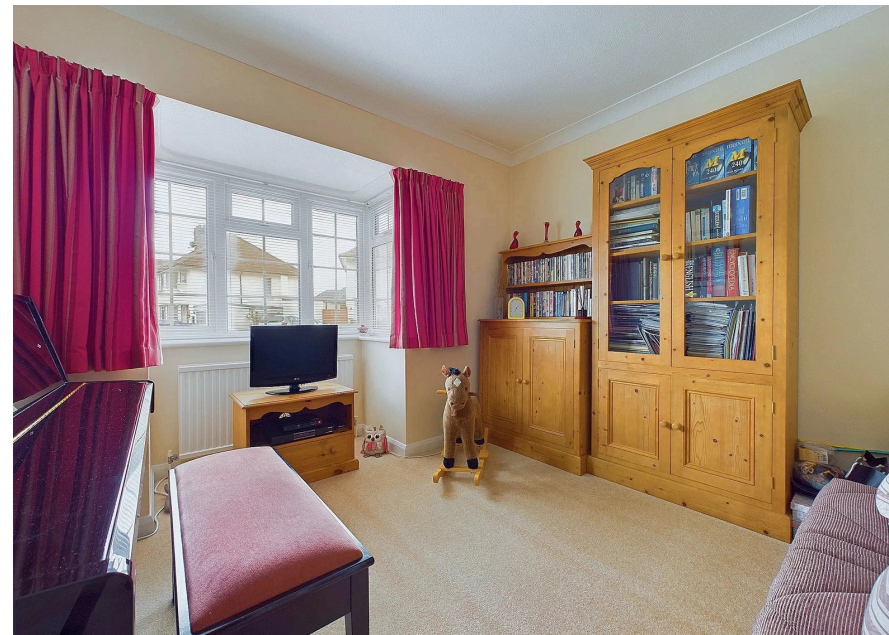
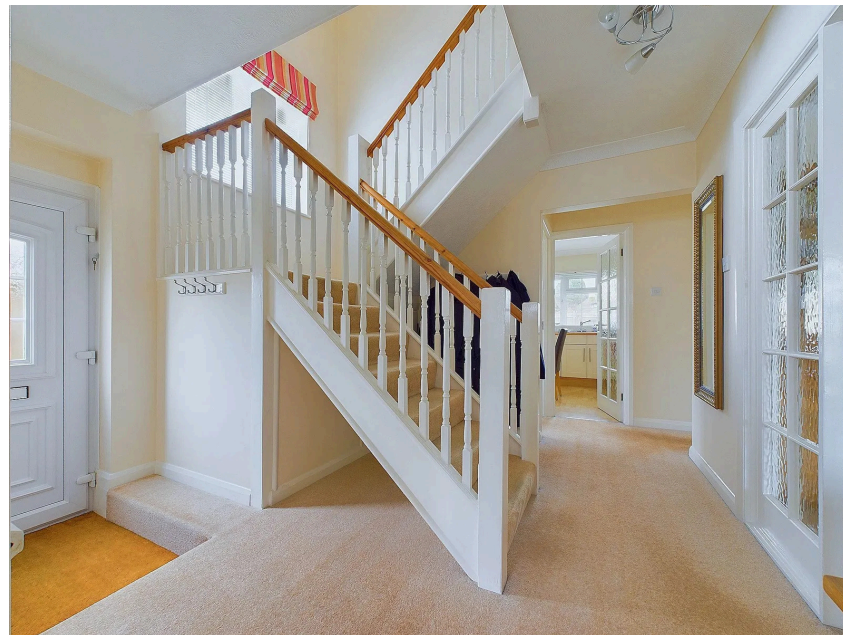
Up to the first floor landing with westerly aspect window providing natural light. Doors lead to three double bedrooms. The principle bedroom also opens up into an ensuite shower room comprising walk in shower, wc and wall mounted sink. The family bathroom offers panel enclosed bath with shower over, pedestal wash hand basin, wc and airing cupboard.

### EXTERNAL

The front of this home is laid to block paving suitable for many vehicles and leading down to the garage with light/power and up and over door. The rear garden has an outside tap, security light, is mainly laid to lawn with patio area suitable for table and chairs and benefitting evening sunshine in the summer months.

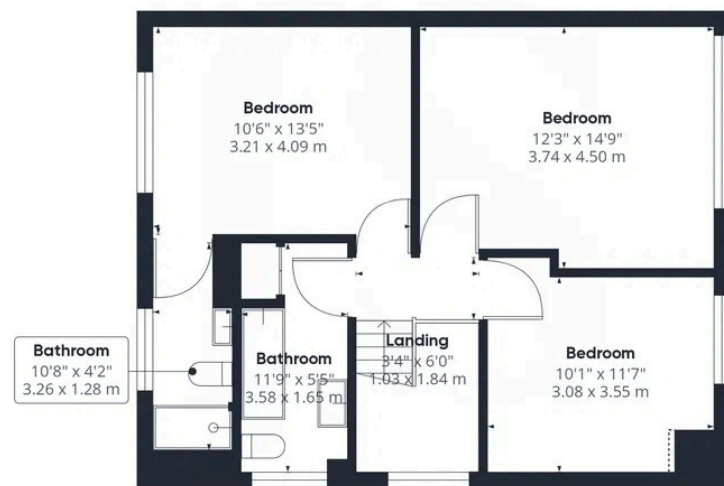
### SITUATED

This wonderful property is located in one of Lancing premier locations, being highly sought after within walking distance from the sea front with the popular Perch Cafe, frequent coastal bus service, Lancing Village and the train station which can take you into Brighton or a direct line to London.





Floor 0



Floor 1



Approximate total area<sup>1)</sup>

1279.42 ft<sup>2</sup>  
118.86 m<sup>2</sup>

Reduced headroom

11.71 ft<sup>2</sup>  
1.09 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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	

Property Details:

Floor area (as quoted by EPC):

Tenure: Freehold

Council tax band: D

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.