



3



1



2



B



## Description

Robert Luff & Co welcome to the market this charming house located on the popular New Monks Park development, perfectly positioned between the picturesque Shoreham by Sea and the vibrant community of Lancing itself. This property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The heart of the home is undoubtedly the spacious kitchen diner, which provides an excellent area for family meals and gatherings. The kitchen is designed to be both functional and inviting, ensuring that cooking and dining are enjoyable experiences.

The property features two modern bathrooms, including an en-suite shower room attached to the master bedroom, providing convenience and privacy. Additionally, a downstairs cloakroom adds to the practicality of the home, making it suitable for guests and everyday living.

Outside, the spacious garden offers a wonderful retreat for outdoor activities, gardening, or simply enjoying the fresh air. With two allocated parking spaces, you will never have to worry about finding a spot for your vehicle.

This house is not just a place to live; it is a home that offers comfort, space, and a fantastic location. Whether you are looking to enjoy the nearby coastal attractions or the amenities of Lancing and Shoreham, this property is sure to meet your needs. Do not miss the opportunity to make this lovely house your new home.



## Key Features

- Three Bedroom Nearly New House
- Two Allocated Parking Spaces
- Semi-Detached Corner Plot House
- Spacious West Facing Garden
- Kitchen/Diner With Patio Doors To Garden
- Downstairs Cloakroom
- Remainder Of A 10 Year Build Warranty
- Popular Development Close To Shoreham
- En-suite Shower Room To The Master Bedroom
- EPC Rating B



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### Front Door

Leading to:

### Hallway

Wood flooring, radiator, storage cupboard, door to:

### Cloakroom

Wood flooring, low level flush w/c, wash hand basin, double glazed window

### Lounge

**4.95m x 3.25m (16'3 x 10'8)**  
Carpet, double glazed window, radiator

### Kitchen/Diner

**2.92m x 5.49m (9'7 x 18')**  
Wood laminate, double glazed, patio door, range of eye and base level units with work surfaces over, electric hob with extractor fan, integrated oven, integrated dishwasher, washing machine and fridge freezer

### First Floor

### Landing

doors to:

### Bedroom One

**3.30m x 3.43m (10'10 x 11'3)**  
Carpet, double glazed window, built in wardrobes, door to:

### En-suite

Low level flush w/c, wash hand basin, walk in shower, heated towel rail, double glazed window.

### Bedroom Two

**2.01m x 3.25m (6'7 x 10'8)**  
Carpet, double glazed window, radiator

### Bedroom Three

**2.92m x 2.13m (9'7 x 7)**  
Carpet, radiator, double glazed window

### Family Bathroom

Low level flush w/c, wash hand basin, panelled bath with shower over, heated towel rail, double glazed window.

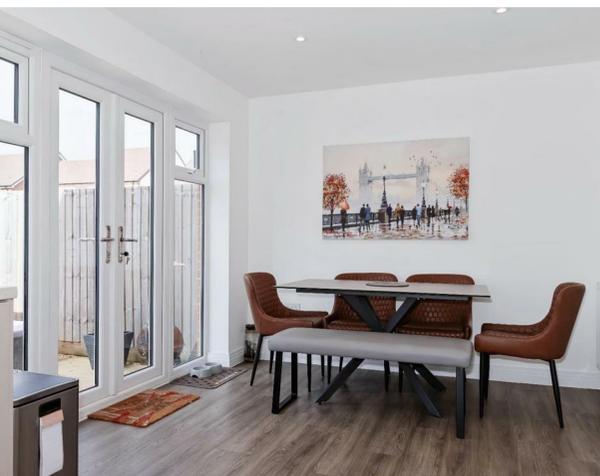
### Outside

### Rear Garden

Manly laid to lawn enclosed by fence and wall with side access to parking spaces, patio seating area and path

### Allocated Parking

Two allocated parking spaces to side of house.

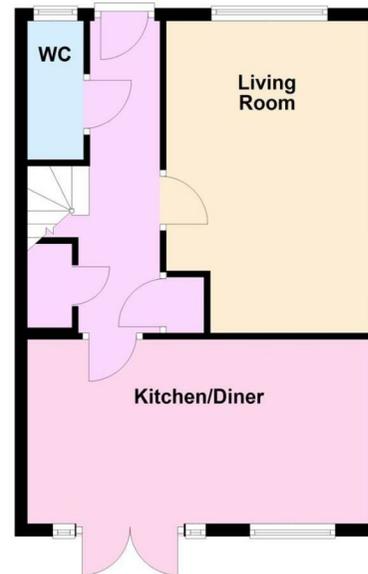




# Floor Plan Holly Blue Road

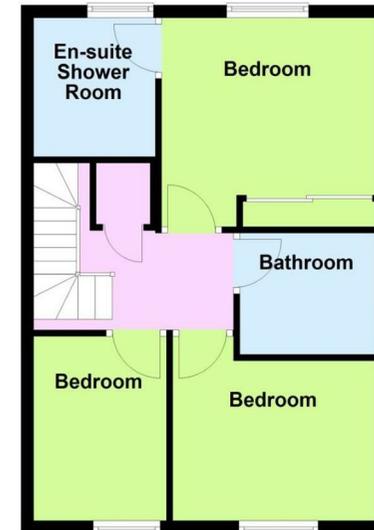
## Ground Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



## First Floor

Approx. 43.6 sq. metres (469.4 sq. feet)



Total area: approx. 87.2 sq. metres (938.7 sq. feet)



Energy Efficiency Rating										
Current	Potential									
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<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	<small>EU Directive 2002/91/EC</small>									

Environmental Impact (CO <sub>2</sub> ) Rating										
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<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	<small>EU Directive 2002/91/EC</small>									

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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