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## Description

Robert Luff & Co are delighted to welcome to the market this wonderful detached home benefiting from a studio office currently being used as a nail saloon and benefiting from a w/c. Internally the property is well presented throughout and briefly comprises two bedrooms, south facing lounge with log burner, kitchen dining room and bathroom whilst outside offers a good size rear garden with patio seating area and mature shrubs and borders. Located in North Sompting this property sits at the foot of the South Downs National Park which offers a wealth of countryside walks, also close by are local shops and easy access to the A27 whilst local bus routes are within walking distance. This property has previously had planning permission for a loft extension which has now expired however we feel that subject to the necessary planning consents this property could be extended either to the rear or into the loft.

## Key Features

- Two Bedroom Detached Home
- Good Size Rear Garden
- Close To Local Amenities & Transport Links
- Previous Planning Permission Granted For Loft Extension
- Council Tax Band C
- Studio Office In Garden With W/C
- Off Road Parking
- In Good Condition Throughout
- Close To South Downs National Park
- South Facing Lounge



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### **Front Door**

Leading to:

### **Hallway**

Storage Cupboard, radiator, loft access, doors to:

### **Kitchen**

Solid oak flooring, range of eye and base level cupboards with work surfaces over, space for dishwasher & washing machine, sink drainer with mixer tap over, gas hob with extractor fan over, double eye level oven, space for fridge freezer, double glazed windows, double glazed patio doors, opening to:

### **Lounge**

Carpet, double glazed dual aspect windows, radiator, log burner

### **Bedroom One**

Carpet, radiator, double glazed window

### **Bedroom Two**

Carpet, radiator, double glazed window

### **Bathroom**

Vinyl flooring, low level flush w/c enclosed in vanity unit with wash hand basin, panelled bath with shower over, double glazed window, radiator

### **Outside**

### **Rear Garden**

Mainly laid to lawn enclosed by fence with side access via a gate, patio seating area

### **Studio Office Room**

Studio office set up currently as a nail bar with w/c, double glazed sliding doors, power and light

### **Front**

Dropped kerb, shared drive, front garden laid to lawn with mature shrubs and trees



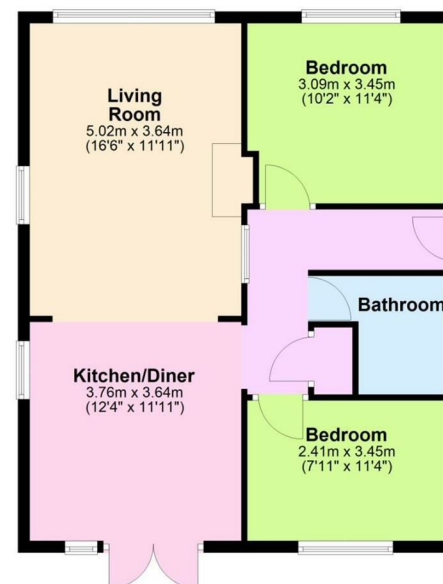




## Floor Plan Steepdown Road

### Floor Plan

Approx. 63.9 sq. metres (687.4 sq. feet)



Total area: approx. 63.9 sq. metres (687.4 sq. feet)



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