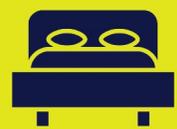




1



2



2



C



Description

Robert Luff & Co are delighted to present this spacious, period style mid terrace home, which was converted in 2011 as part of the Southlands development, conveniently located within easy walking distance of Shoreham town centre and opposite a parade of shops and eateries on Upper Shoreham Road. A regular bus service passes along Upper Shoreham Road providing easy access to surrounding areas and Shoreham mainline station offers direct travel to Brighton and London. The generous accommodation comprises: Spacious reception hall, dual aspect open plan lounge/dining room & fitted kitchen with integrated appliances, ground floor double bedroom and shower room/WC, first floor landing, primary bedroom with en-suite bathroom. Outside, there is an attractive, low maintenance South facing rear garden and allocated parking. The property further benefits from gas central heating, double glazing and NO ONWARD CHAIN.



Key Features

- Period Style Home Converted In 2011
- Two Bathrooms
- South Facing Rear Garden
- Popular Southlands Development
- EPC: C
- Two Double Bedrooms
- Open Plan Lounge/Diner & Fitted Kitchen
- Allocated Parking
- No Onward Chain
- Council Tax Band: C



robertluff.co.uk

3-7 South Street, Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert
Luff & Co



Entrance Hall

Double glazed sash window to front, large storage cupboard, radiator.

Open Plan Lounge/Diner & Kitchen

**6.63m x 4.70m max
narrowing to 3.00m (21'9" x 15'5" max narrowing to 9'10")**

Lounge/Diner: Double glazed sash windows and French Doors onto garden, TV point, two radiators.

Kitchen Area: Double glazed sash window to front. Fitted kitchen comprising: Range of fitted wall & base level units, stone worksurfaces incorporating stainless steel single drainer one and a half bowl sink unit with mixer tap, integrated double electric oven, gas hob and extractor hood, integrated dishwasher, washing machine and fridge/freezer, cupboard housing combination boiler.

Bedroom

3.05m x 2.92m (10' x 9'7")

Double glazed sash window to rear, fitted wardrobe, radiator.

Shower Room

Fitted suite comprising: Walk in shower enclosure with wall mounted shower, vanity unit with inset wash hand basin and cupboard under, close coupled

WC, majority tiled walls, heated towel rail.

First Floor Landing

Stairs from entrance hall, skylight window.

Bedroom One

6.40m x 3.18m (21' x 10'5")

Double glazed windows to front & rear, TV point, radiator.

En-Suite Bathroom

Skylight window, part tiled walls. Fitted suite comprising: Panel enclosed bath with mixer tap & shower over, wash hand basin, close coupled WC, heated towel rail.

Outside

South Facing Rear Garden

Laid to patio, timber shed, fence enclosed, rear access via gate backing onto community green space.

Parking Space

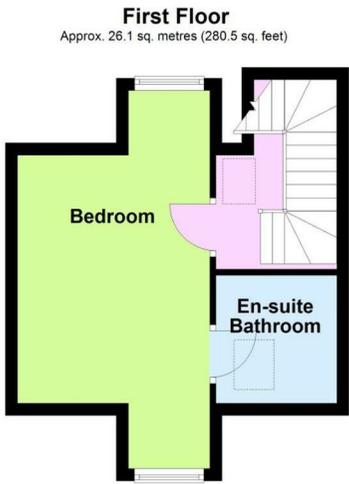
1 X allocated space close to rear of property.

Outgoings

Estate charge £150 per six months which covers the communal gardens and lighting.



Floor Plan Upper Shoreham Road



Total area: approx. 77.0 sq. metres (828.7 sq. feet)



Energy Efficiency Rating	
Current	Potential
 (82 plus) A (61-81) B (49-60) C (39-48) D (29-38) E (21-28) F (1-20) G	91 78
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
 (82 plus) A (61-81) B (49-60) C (39-48) D (29-38) E (21-28) F (1-20) G	
Not environmentally friendly - higher CO ₂ 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.