



3



1



2



B



Description

Robert Luff & Co are delighted to present this beautifully presented semi-detached home constructed approximately two years ago, located on the popular New Monks Park development between Shoreham By Sea and Lancing. Glorious walks are on the door step, along the River Adur or through the fabulous countryside park with it's abundance of wildlife. The generous accommodation features: Ground floor WC, living room, fitted kitchen/diner, first floor landing, primary bedroom with en-suite shower room, two further good size bedrooms and family bathroom. Outside, there is an attractive West facing rear garden and parking. VIEWING ESSENTIAL!!



Key Features

- Nearly New Home
- Three Generous Bedrooms
- Kitchen/Diner & Separate Living Room
- Parking & West Facing Garden
- EPC: B
- Semi-Detached
- En-Suite To Master
- Ground Floor WC
- Remainder Of 10 Year Warranty
- Council Tax Band: C



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Entrance Hall

Ground Floor WC

Living Room
4.93m x 3.25m (16'2" x 10'8")

Kitchen/Dining Room
5.51m x 2.92m (18'1" x 9'7")

First Floor Landing

Primary Bedroom
3.45m x 3.35m (11'4" x 11')

En-Suite Shower Room

Bedroom Two
3.30m x 2.51m (10'10" x 8'3")

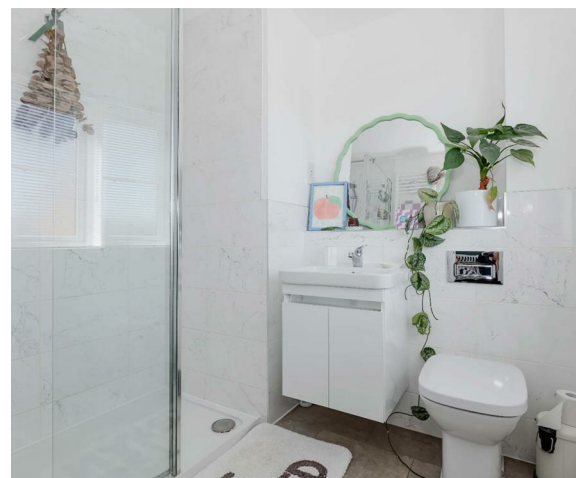
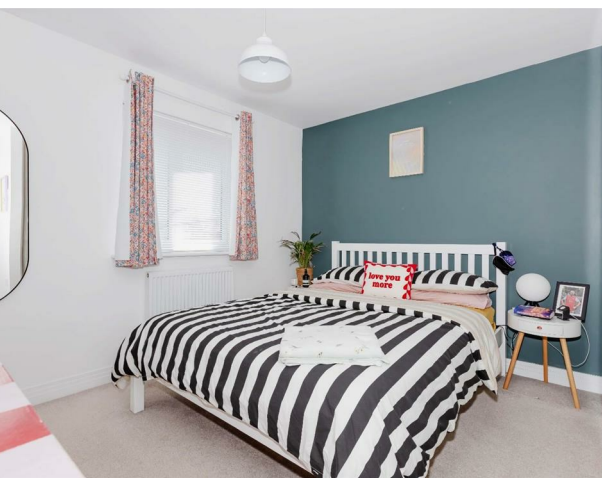
Bedroom Three
2.92m x 2.13m (9'7" x 7')

Family Bathroom

Outside

West Facing Rear Garden

Parking
To rear.



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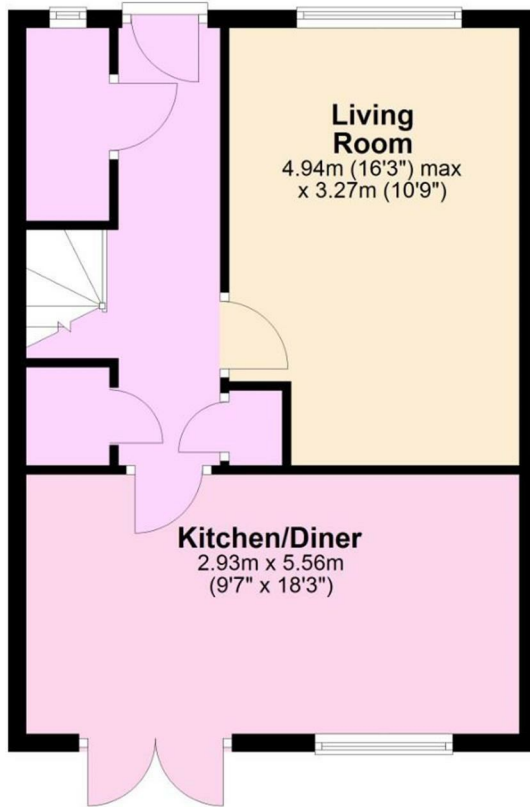
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Floor Plan Gatekeepers Drive

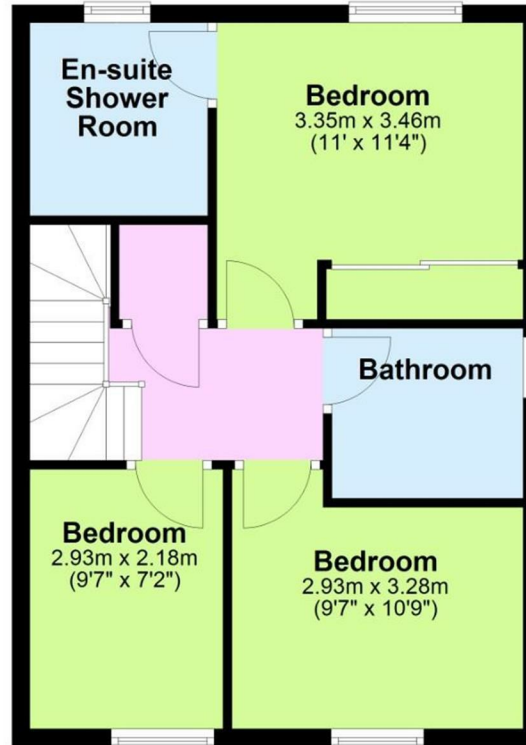
Ground Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 88.7 sq. metres (954.3 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	95		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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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