



3



1



1



C



## Description

Robert Luff & Co are delighted to offer this beautifully presented family home, located on the popular Buckingham Farm development in North Shoreham. Shoreham town centre is within a 0.7 mile radius and several well regarded schools are close by. The accommodation briefly comprises: Enclosed entrance porch, living room, modern kitchen/dining room, first floor landing, two double bedrooms, further single bedroom and a contemporary family bathroom. Outside, there is an attractive, low maintenance south facing rear garden and a garage en-bloc. VIEWING ESSENTIAL!!



## Key Features

- Beautifully Presented Family Home
- Popular Buckingham Farm Development
- Garage In Compound
- Amazing School Catchment Area
- VENDOR SUITED
- Three Bedrooms
- Modern Kitchen & Bathroom
- Well-Maintained Rear Garden
- Picturesque Downland Walks Nearby
- 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 Porch

#### Living Room

4.37 x 4.48 max (14'4" x 14'8" max)

#### Kitchen/Diner

4.48 x 3.05 (14'8" x 10'0")

#### First Floor Landing

#### Bedroom One

4.18 max x 2.60 (13'8" max x 8'6")

#### Bedroom Two

2.76 x 2.60 (9'0" x 8'6")

#### Bedroom Three

3.29 x 1.78 (10'9" x 5'10")

#### Outside

Well-Maintained Rear Garden





robertluff.co.uk

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

Robert  
Luff & Co

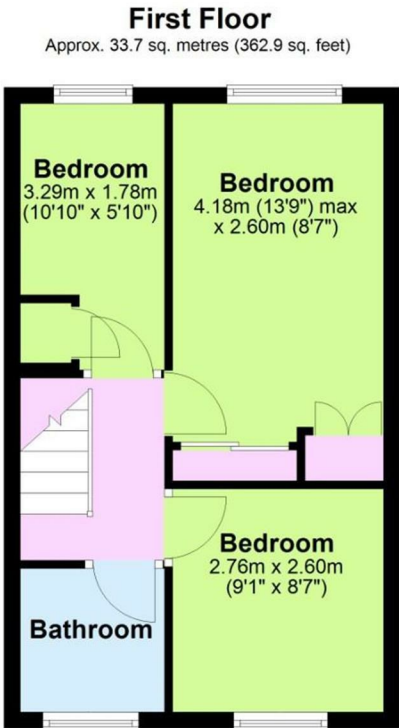


robertluff.co.uk

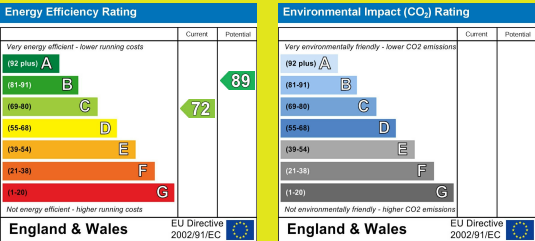
3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Robert  
Luff & Co

Floor Plan Wessex Walk



Total area: approx. 70.4 sq. metres (757.5 sq. feet)



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.

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

Robert  
Luff & Co