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Description

Robert Luff & Co are delighted to present this well proportioned semi-detached bungalow located on the popular West Beach development. Shoreham town centre, along with it's mainline station is within a 1.2 mile radius and Widewater Nature Reserve and beach are within just a few hundred yards. The 700 bus service passes along Brighton Road, providing easy access to Shoreham, Brighton, Worthing and beyond. The accommodation comprises: Entrance hall, living room, fitted kitchen, two bedrooms and bathroom. Outside, there is a fantastic 90ft (approx.) West facing rear garden with 2 cabin/outbuildings and a hardstanding to the front providing ample parking for two vehicles. VIEWING ESSENTIAL!!



Key Features

- Semi Detached Chalet
- Modern Kitchen
- West Facing Garden
- Two Spacious Outbuildings
- Two Double Bedrooms
- Off-Road Parking
- EPC Rating - TBC
- Council Tax Band - B



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Robert
Luff & Co



Entrance Hallway

Double glazed front door. wall mounted fuse box. Loft access. Doors to:

Lounge

3.28m x 3.00m (10'09 x 9'10)

Double glazed patio door. Radiator.

Kitchen

2.64m x 1.75m (8'08 x 5'09)

Double glazed dual aspect windows to front and side. Range of fitted base and wall units. Rolltop marble effect working surfaces incorporating a stainless steel sink unit with drainer and mixer tap. Electric oven with hob above. Tiled splash-backs. Wall mounted combi boiler. Space and plumbing for washing machine. Space for fridge/freezer.

Bedroom

3.91m x 3.00m (12'10 x 9'10)

Double glazed window to front. Radiator. Wardrobes.

Bedroom

2.69m x 2.08m (8'10 x 6'10)

Double glazed window to rear. Radiator.

Bathroom

double glazed frosted window to side. Low level flush WC. Pedestal wash hand basin. Panel enclosed bath with mixer tap and shower attachment. Fully tiled walls. Extractor fan. Ladder radiator.

Outside

Rear Garden

approx 27.43m (approx 90')

West facing fence enclosed low-maintenance rear garden with a decked area leading to a lawn area. The garden also has a large concrete walk way leading to a shingle area. There's side access and also two outbuildings to the rear.

Outbuilding One

4.72m x 2.82m (15'06 x 9'03)

Timber build outbuilding with a window to the side and having power and light.

Outbuilding Two

3.73m x 2.77m (12'03 x 9'01)

Timber build cabin with windows to front and side, double doors and having power and light.

Front Garden

Shingle area providing parking for multiple vehicles.



Floor Plan Bristol Avenue

Floor Plan
Approx. 40.3 sq. metres (434.2 sq. feet)



Total area: approx. 40.3 sq. metres (434.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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