



Mansell Road, Shoreham-By-Sea

Price
£350,000
Freehold

- Three Bedroom Mid-Terrace House
- Off Road Parking
- Chain Free
- Close To Local Transport Links And Amenities
- EPC Rating - C
- Good Size Rear Garden
- Conservatory
- In Need Of Modernisation
- Popular Shoreham Location
- Council Tax Band - C

We are delighted to welcome to the market this well positioned three bedroom house benefiting from off road parking and a good size rear garden. Located close to Shoreham Holmbush Centre this home would be the perfect first time buy and offers a conservatory, three good size bedrooms, family bathroom, fitted kitchen and large lounge. The property is being sold chain free and some modernisation is required. Call now to arrange your viewing.

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Front Door

Leading to:

Hallway

Doors to:

Kitchen 9'07 x 20'06 (2.92m x 6.25m)

Lounge 11'01 x 20'07 (3.38m x 6.27m)

Conservatory

Stairs To First Floor

Bedroom 10'11 x 11'02 (3.33m x 3.40m)

Bedroom 9'09 x 11'02 (2.97m x 3.40m)

Bedroom 10'06 x 11'06 (3.20m x 3.51m)

Bathroom 5'10 x 7'04 (1.78m x 2.24m)

Outside

Rear Garden

Enclosed via fence, mainly laid to lawn

Front Garden

Dropped kerb, driveway



3-7 South Street, Lancing, West Sussex, BN15 8AE

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		71	
(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 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	

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.