



3



1



1



C



## Description

Robert Luff & Co are delighted to bring to market a THREE bedroom end of terrace house, in popular Shadwells Road. Ideal for couples, families and first time buyers. Sitting on a generous corner plot, it has the advantage of a really good size rear garden. The generous accommodation briefly comprises: entrance hall, spacious living room, modern fitted kitchen/diner, first floor landing, two double bedrooms, the master with built in wardrobes. Generous single bedroom and modern family bathroom with shower. Double glazed and gas central heating throughout.

### Outside

There is a larger than average rear garden, with a separate dining area. Mainly laid to lawn. Two sheds. Outside tap and plug sockets.

At the front of the property, there is off road parking for up to five vehicles.

### Location

Lancing High Street can be found nearby approximately 0.5 miles away and has a range of shops, bakeries, library, post office and other amenities. The property is well situated for local primary and secondary schools and the property falls within the catchment area of Seaside Primary School and Sir Robert Woodard Academy. Close proximity to the A27 which offers routes to Brighton and London. The nearest railway station is Lancing and is located approximately 0.8 miles away from the property.

### VIEWING ESSENTIAL!!

Please call to arrange a viewing.

## Key Features

- End Of Terrace
- Spacious Kitchen/Dining Room
- Gas Central Heating and Double Glazed
- Good School Catchmentss
- Council Tax - C
- Corner Plot - Good Size Rear Garden
- Private Driveway For 5 Vehicles
- Modern Lounge
- Freehold
- EPC - C



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### Entrance Hall

Radiator. Stairs to first floor.

### Lounge

**4.27m x 4.24m (14 x 13'11)**

Double glazed window to front, under-stairs cupboard, radiator.

### Kitchen/Dining Room

**4.95m x 3.38m (16'3 x 11'1)**

Modern kitchen. Double glazed windows. uPVC door to rear garden. Fitted kitchen comprising of a range of wall & base level units, modern work surface with stainless steel sink unit with mixer tap, 6 ring gas hob, electric oven, separate space & plumbing for washing machine & dishwasher.

### First Floor Landing

Loft hatch, storage cupboard, spotlights.

### Bedroom

**3.66m x 3.05m (12 x 10)**

Built in mirrored wardrobe. Radiator. Double Glazed.

### Bedroom

**3.35m x 3.35m (11 x 11)**

Radiator. Double glazed window.

### Bedroom

**2.74m x 2.51m (9 x 8'3)**

Radiator. Double glazed.

### Bathroom

**2.44m x 1.52m (8 x 5)**

Modern bath with shower above.

Heated towel rail. low level wc. Wash hand basin. modern tiled. Frosted double glazed window.

### Outside

#### Rear Garden

Generous corner plot. mainly laid to lawn with patio area. Further dining area. Outside tap and electric sockets.

#### Front Garden

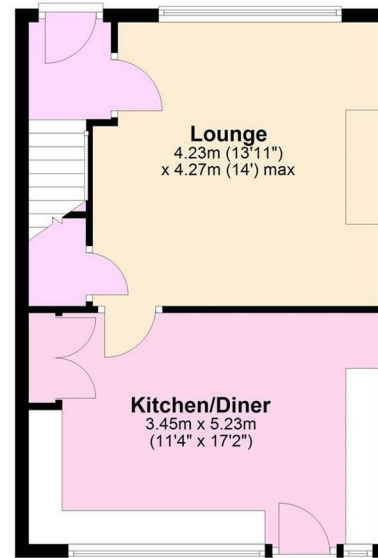
Driveway for multiple vehicles. Further strip of lawned area.



# Floor Plan Shadwells Road

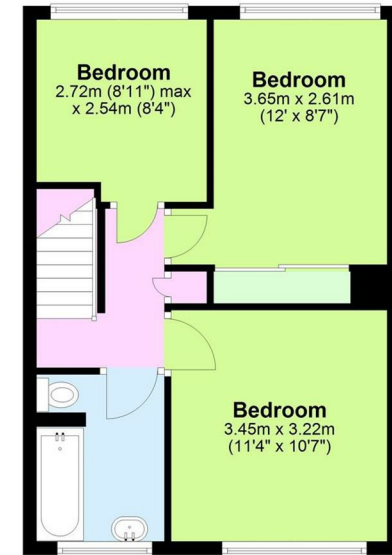
## Ground Floor

Approx. 40.7 sq. metres (437.6 sq. feet)



## First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 81.4 sq. metres (876.3 sq. feet)



Energy Efficiency Rating										
Current	Potential									
<table border="1"> <tr><td>(92 plus) A</td></tr> <tr><td>(81-91) B</td></tr> <tr><td>(69-80) C</td></tr> <tr><td>(55-68) D</td></tr> <tr><td>(39-54) E</td></tr> <tr><td>(21-38) F</td></tr> <tr><td>(1-20) G</td></tr> </table>	(92 plus) A	(81-91) B	(69-80) C	(55-68) D	(39-54) E	(21-38) F	(1-20) G	<table border="1"> <tr><td>87</td></tr> <tr><td>75</td></tr> </table>	87	75
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75										
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>	<small>EU Directive 2002/91/EC</small>									

Environmental Impact (CO <sub>2</sub> ) Rating								
Current	Potential							
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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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