



4



2



3



C



Description

Robert Luff & Co are delighted to present this incredibly spacious, extended family home, enviably located just a few hundred yards from Shoreham Sailing Club with its "secret beach" behind on ever popular Shoreham Beach. Shoreham town centre itself is approx. 15 minute walk via the Ferry footbridge and well regarded Shoreham Beach Primary School is close by. The impressive accommodation comprises: Entrance hall, ground floor WC, generous kitchen/breakfast room, open plan lounge/dining room, office/snug, utility room, ground floor shower room, first floor, superb 33' master bedroom with vaulted ceiling, dressing area and en-suite shower room, three further generous bedrooms and family bathroom. Outside, there is an attractive, South facing rear garden, a block paved driveway leading to an internal garage with electric roller door, shingle front garden providing ample off street parking and mature foliage to the front providing privacy. The property further offers huge potential for a ground floor self contained annex. VIEWING ESSENTIAL!!



Key Features

- Extended Four/Five Bedroom Family Home
- Fantastic Open Plan Living
- Integral Garage & Ample Parking
- Potential Ground Floor Annex
- EPC: C
- Moments From The Beach
- Two Shower Rooms & Family Bathroom
- Home Office/Snug
- South Facing Garden
- Council Tax Band: C



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Entrance Hall

WC

Kitchen/Breakfast Room
5.44m x 3.05m (17'10" x 10')

Lounge/Diner
6.76m x 5.49m (22'2" x 18')

Office/Bedroom
3.45m x 2.57m (11'4" x 8'5")

Utility Room
2.13m x 1.57m (7' x 5'2")

Ground Floor Shower Room

First Floor Landing

Master Bedroom
10.11m x 3.15m narrowing to 2.74m into dressing ro (33'2" x 10'4" narrowing to 9' into dressing room)

Bedroom Two
3.15m x 3.05m (10'4" x 10')

Bedroom Three
3.15m x 2.36m (10'4" x 7'9")

Bedroom Four
2.64m x 2.29m (8'8" x 7'6")

Bathroom
2.29m x 1.83m (7'6" x 6')

Outside

South Facing Rear Garden

Front Garden

Shingle area providing ample off street parking, raised flower beds.

Private Driveway

Block paved driveway to:

Integral Garage

5.66m x 2.64m (18'7" x 8'8")
 Power, light, electric roller door.



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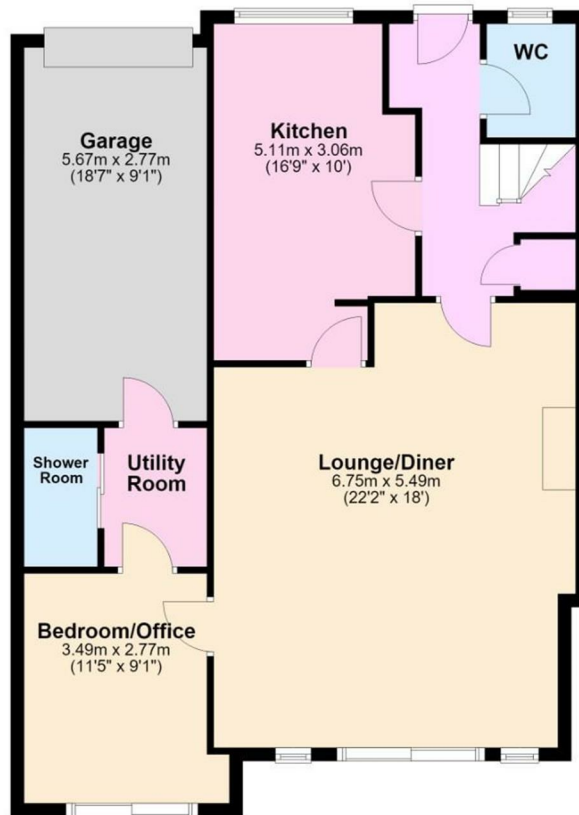
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Floor Plan Harbour Way

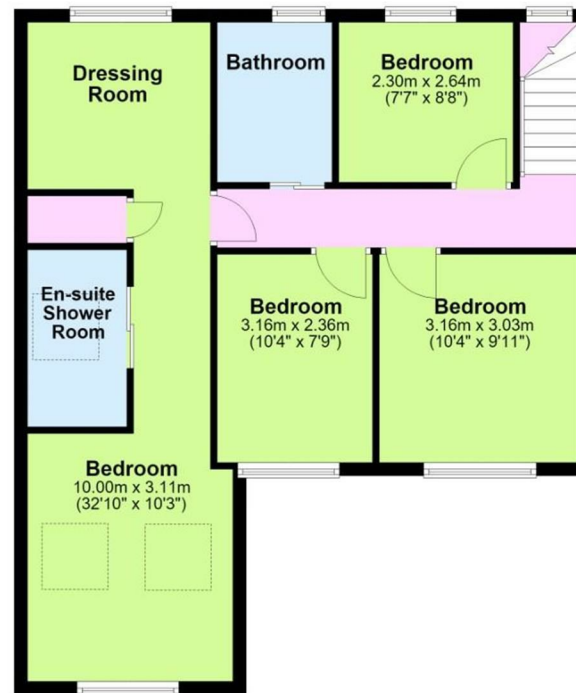
Ground Floor

Approx. 92.8 sq. metres (998.7 sq. feet)



First Floor

Approx. 65.8 sq. metres (708.6 sq. feet)



Total area: approx. 158.6 sq. metres (1707.3 sq. feet)



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

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