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## Description

Robert Luff & Co are delighted to offer this well presented family home, located opposite "The Dovecote" open space 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, kitchen/dining room, first floor landing, two double bedrooms, further single bedroom and family bathroom. Outside, there is an attractive, low maintenance rear garden and a garage, with has been converted into a home office. VIEWING ESSENTIAL!!



## Key Features

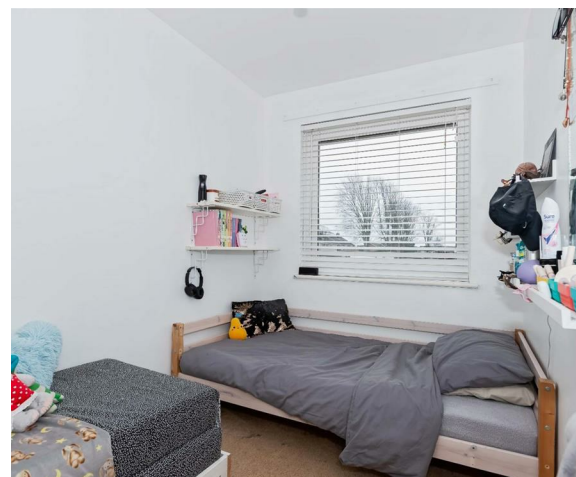
- Mid Terrace Family Home
- Open Plan Kitchen/Diner
- Home Office
- Close To Schools & Downland Walks
- EPC: TBC
- Three Bedrooms
- Popular Buckingham Farm Development
- Low Maintenance Gardens
- Gas Central Heating & Double Glazing
- Council Tax Band: C



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### Enclosed Entrance Porch

Double glazed windows & front door, inner door to:

### Living Room

**4.45m x 4.39m (14'7" x 14'5")**

Double glazed window to front, radiator, TV aerial point.

### Kitchen/Dining Room

**4.45m x 3.05m (14'7" x 10')**

Double glazed windows to rear. Range of fitted wall & base level units, fitted roll edged worksurfaces incorporating stainless steel single drainer sink unit with mixer tap, space for range cooker with extractor hood over, space and plumbing for washing machine & dishwasher, space for fridge/freezer, cupboard housing central heating boiler, downlighters, space for dining table, understairs storage cupboard, radiator, double glazed back door.

### First Floor Landing

Loft access.

### Bedroom One

**4.19m x 2.54m (13'9" x 8'4")**

Double glazed window to front, wardrobe, airing cupboard, radiator.

### Bedroom Two

**2.77m x 2.46m (9'1" x 8'1")**

Double glazed window to rear, radiator.

### Bedroom Three

**3.28m max narrowing to 2.31m x 1.85m (10'9" max narrowing to 7'7" x 6'1")**

Double glazed window to front, wardrobe, radiator.

### Bathroom

Double glazed window to rear. Fitted white suite comprising: Panel enclosed bath with electric shower over, close coupled WC, pedestal wash hand basin, fully tiled walls, tiled floor, ladder radiator.

### Outside

#### Rear Garden

Patio, artificial grass, outside tap, fence enclosed with rear access via gate.

#### Office

**3.05m x 2.62m (10' x 8'7")**

Downlighters, double glazed window, power & light.

### Storage (Front Of Converted Garage)

**2.69m x 1.78m (8'10" x 5'10")**

Up and over door. Ideal for bikes, motorcycle etc.



## Floor Plan Chanctonbury Drive



Total area: approx. 82.8 sq. metres (890.9 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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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