



3



2



1



D



Description

Robert Luff and Co are delighted to bring to market, this three bedroom, end of terrace home in sought after St Giles Close in Shoreham. The property has a new roof that was installed two years ago. This home is ideal for both families, first time buyers and couples. To the front of the property, there is off road parking for two vehicles. Nice mature shrub borders and plants. Entrance porch with storage cupboard. The "stand out" of this home is the 27ft Living room with fireplace. Lounge area and further dining area. Double glazed and gas central heating throughout. Patio doors leading out to good size conservatory with power and light, and then through to the mature garden with patio areas. The kitchen was installed circa 2 years ago. Sink unit, gas cooker with extractor fan and floor and eye level cupboards. Space for washing machine and fridge freezer. Further door to rear garden,

Stairs to first floor. Loft hatch. Three first floor bedrooms. The master bedroom has built in wardrobes. Family shower room.

Set in a great location for mainline station, Shoreham town centre, excellent transport links to Brighton and Worthing. Local schools, shops, and bus routes all nearby.

Please call to arrange a viewing.



Key Features

- End Of Terrace Family Home
- 27FT Through Lounge/Diner
- Recent New Roof
- Good School Catchment
- EPC: D
- Three Bedrooms
- Recent Fitted Kitchen
- Attractive Gardens
- Parking For 2 Cars
- Council Tax Band: C



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



Entrance Porch

Living Room
8.23m x 4.37m (27 x 14'4)

Kitchen
3.45m x 2.41m (11'4 x 7'11)

Conservatory
2.69m x 2.26m (8'10 x 7'5)

Stair to First Floor

Bedroom
4.14m x 3.02m (13'7 x 9'11)

Bedroom
3.35m x 2.69m (11 x 8'10)

Bedroom
3.02m x 2.11m (9'11 x 6'11)

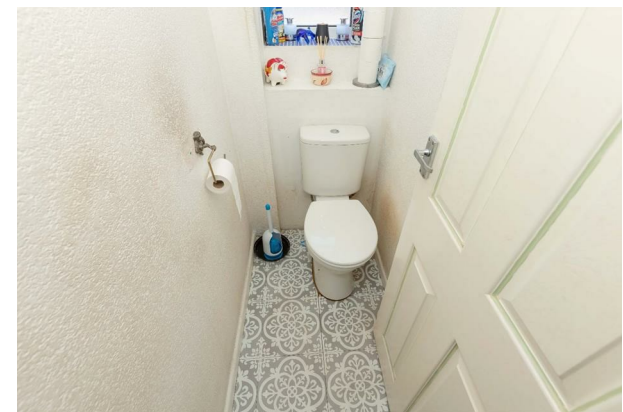
Shower Room
2.62m x 1.52m (8'7 x 5)

WC



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk



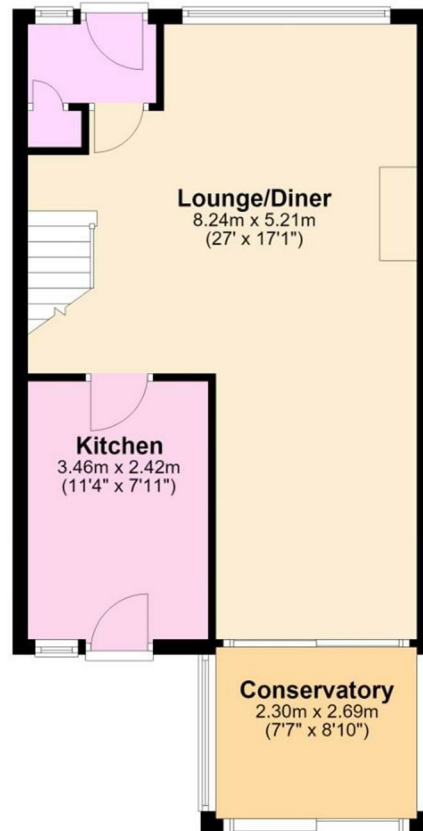
robertluff.co.uk

3-7 South Street. Lancing, West Sussex, BN15 8AE | 01903 331737 | lancing@robertluff.co.uk

Floor Plan St. Giles Close

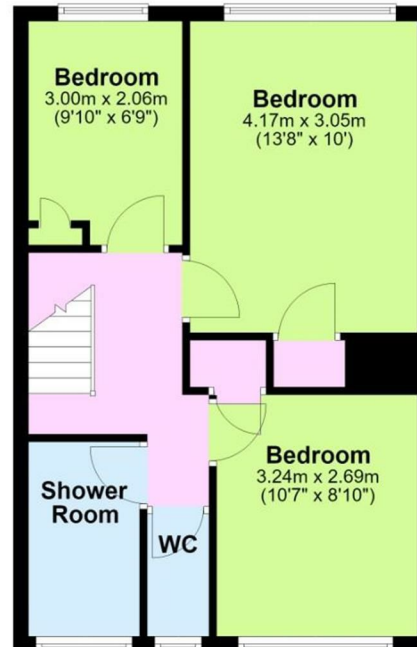
Ground Floor

Approx. 49.3 sq. metres (531.1 sq. feet)

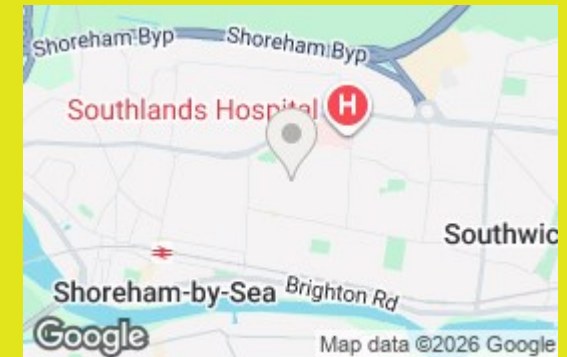


First Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



Total area: approx. 92.2 sq. metres (992.8 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (82 plus) A (61-81) B (39-60) C (21-38) D (1-20) E (1-20) F (1-20) G 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.

robertluff.co.uk

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

01903 331737 | lancing@robertluff.co.uk