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Description

GUIDE PRICE £350,000 - £375,000 Robert Luff & Co are delighted to welcome to market this newly built two bedroom semi-detached house situated within the popular New Monks Park which benefits from two allocated parking spaces. Internally the property boasts a modern fitted kitchen with integrated appliances, a lounge, downstairs w/c cloakroom, two good sized bedrooms one with fitted wardrobes and en-suite and a family bathroom. Outside the property offers a spacious rear garden enclosed by fencing and laid to lawn. The property is offered for sale with the vendor being suited and the remainder of a 10 year new build warranty.



Key Features

- Two Bedroom Semi-Detached House
- Positioned Close To Shoreham On The Popular New Monks Park Development
- Remainder Of A 10 Year New Build Warranty
- Modern Fitted Kitchen With Integrated Appliances
- Downstairs W/C
- Two Allocated Parking Spaces
- Vendor Suited
- Beautifully Presented Throughout
- Master Bedroom With En-Suite & Built In Wardrobe
- Council Tax Band C



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Robert
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Front Door

Leading to:

Hallway

Wood laminate flooring, storage, radiator, doors to:

Cloakroom

Wood laminate flooring, double glazed window, low flush w/c, wash hand basin

Kitchen/Diner

3.96m x 2.64m (13'0 x 8'8)
Wood laminate flooring, double glazed window, radiator, modern fitted kitchen with integrated; oven, fridge freezer, washing machine and dishwasher, stainless steel sink drainer.

Lounge

5.00m x 3.68m (16'5 x 12'1)
Carpet, radiator, double glazed window, double glazed patio door

First Floor

Landing

Storage cupboard, doors to:

Bedroom

4.27m x 3.48m (14'0 x 11'5)
Carpet, radiator, built in wardrobe, door to:

En-suite

Walk in shower, low level flush w/c, wash hand basin, heated towel rail, double glazed frosted window

Bedroom Two

3.68m x 2.74m (12'1 x 9'0)
Carpet, double glazed window, radiator

Family Bathroom

Tiled floor, bath, wash hand basin, low level flush w/c, heated towel rail, double glazed frosted window

Outside

Allocated Parking

2 x allocated parking spaces

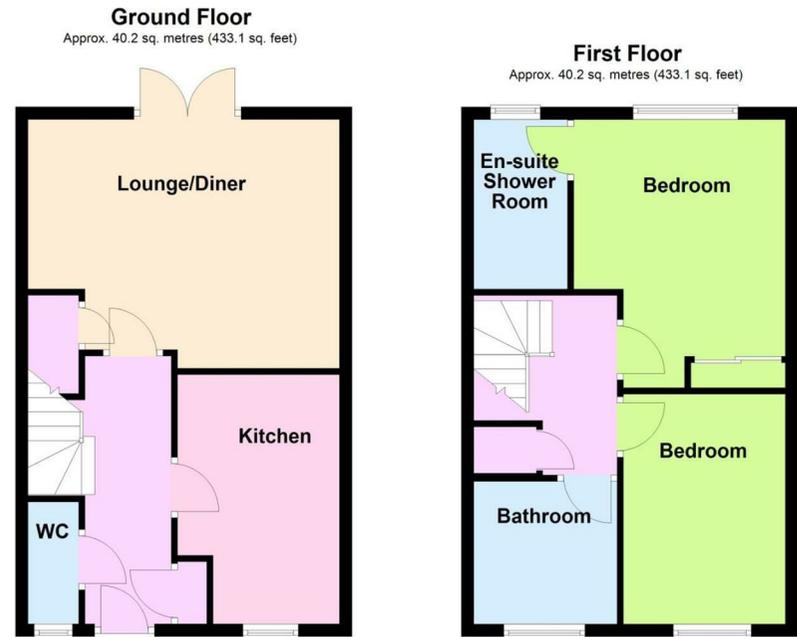
Rear Garden

Mainly laid to lawn enclosed by fences with side access, patio seating area





Floor Plan Holly Blue Road



Total area: approx. 80.5 sq. metres (866.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
84	95

Very energy efficient - lower running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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.

