



Guide Price
£325,000
 Freehold

Cissbury Way, Shoreham-By-Sea

- North Shoreham
- South Facing Garden
- Fitted Kitchen
- Gas Central Heating & Double Glazing
- Three Bedrooms
- Garage
- Well Maintained
- EPC: D

GUIDE PRICE £325,000 - £350,000 Robert Luff & Co are delighted to present this well maintained family home, ideally located on the popular Buckingham Farm development in North Shoreham. Several well regarded schools are close by and beautiful downland walks are just a few minutes away. The accommodation is arranged over three floors and comprises: Entrance hall, lounge/dining room, fitted kitchen, first floor landing, two bedrooms and shower room, second floor, converted loft room with fantastic views to the English Channel. Outside, the property benefits from a South facing rear garden and a garage. VIEWING ESSENTIAL!!

T: 01903 331737 E: lancing@robertluff.co.uk
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Accommodation

Entrance Porch

Double glazed front entrance door, double glazed window to side aspect and cupboard housing electric meters. Single glazed door into:

Living Room 12'0" x 12'0" (3.66m x 3.66m)

Double glazed window to front aspect, dado rail, radiator and TV point.

Dining Room 12'0" x 6'9" (3.66m x 2.06m)

Dado rail, radiator.

Kitchen 12'0" x 8'1" (3.66m x 2.46m)

Range of fitted wall and base units with fitted work surface incorporating a stainless steel sink unit with mixer tap and drainer, electric oven and gas hob with extractor hood over, space and plumbing for appliances and dishwasher, splashbacks, double glazed window and door to rear aspect.

Landing

Stairs from the living room, stairs to top floor and understairs cupboard.

Bedroom Three 10'8" x 6'7" (3.25m x 2.01m)

Double glazed window to front aspect and radiator.

Bathroom

Walk in shower enclosure, vanity wash hand basin with mixer tap and cupboard under, low level flush WC, extractor fan, tiled walls and floor.

Bedroom Two 12'0" x 8'1" (3.66m x 2.46m)

Double glazed window to rear aspect with sea views, radiator and built in cupboard.

Top Floor

Downlights and velux window.

Bedroom 16'4" x 12'1" narrowing to 8'0" (4.98m x 3.68m narrowing to 2.44m)

Limited Headroom. Double glazed velux windows to front and rear aspect with sea views, radiator and downlights.

SOUTH Facing Rear Garden

Patio area coming off the rear of the property, mainly laid to lawn with decorative flower beds, fence enclosed and rear access via gate.

Garage

With up and over door.



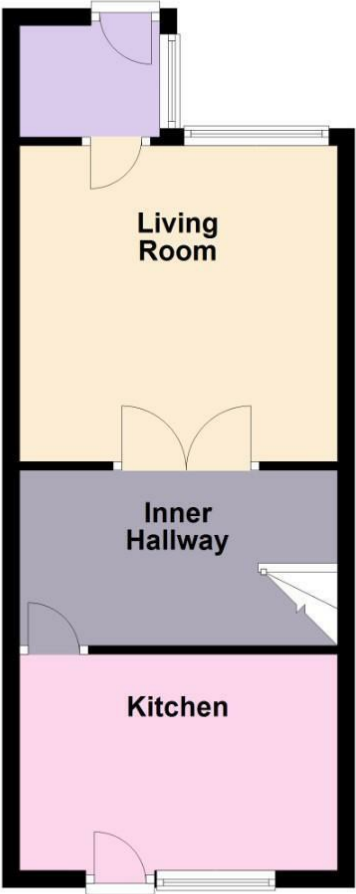
3-7 South Street, Lancing, West Sussex, BN15 8AE

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Ground Floor

Approx. 33.6 sq. metres (361.3 sq. feet)



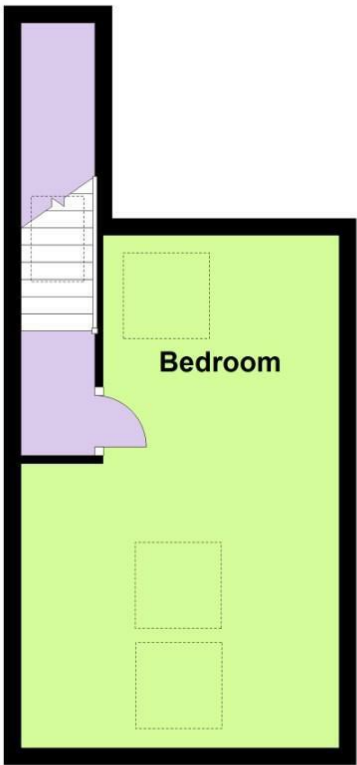
First Floor

Approx. 31.3 sq. metres (336.6 sq. feet)




Second Floor

Approx. 24.2 sq. metres (260.8 sq. feet)



Total area: approx. 89.1 sq. metres (958.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		<div>66</div>	<div>85</div>
<div>(92 plus) A</div>			
<div>(81-91) B</div>			
<div>(69-80) C</div>			
<div>(55-68) D</div>			
<div>(39-54) E</div>			
<div>(21-38) F</div>			
<div>(1-20) G</div>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	61	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ 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.