Robert Luff & Co

Speckled Wood Walk, Lancing

Freehold - £360,000

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Description

Robert Luff & Co are delighted to offer for sale this wonderful family home. Its in excellent order, and a perfect buy for either families or first ime buyers. Three bedrooms, and two bathrooms. CHAIN FREE. Positioned on the prestigious New Monks Park development nestled between Shoreham-By-Sea & Lancing Village benefiting from its very own country park estate which offers a haven for wildlife and convenient paths for walkers. Internally this property briefly comprises; downstairs w/c, modern fitted kitchen dinning room, spacious lounge with doors to garden, three good size bedrooms one with en-suite shower room and family bathroom whilst externally offers two allocated parking spaces and private rear garden. This property still benefits from approx 6 years remaining on its new homes build warranty giving peace of mind to the next owner.

The current owners who live here now said "we have loved living here so much, neighbours are friendly. The cafe/restaurant at the airport is such a nice place to spend time. We love how easy it is to get into Shoreham & the new country park hence why we want to stay on the development"

The estate charge is circa £270 annually.



Key Features

- Three Bedroom Family Home - Built in 2022
- 6 Years Remaining Of The New Homes Building Warranty
- Kitchen/Dining Room
- CHAIN FREE
- Council Tax Band - C
- Two Allocated Parking Spaces
- Downstairs Cloakroom, Family Bathroom & En-Suite Shower Room
- Popular New Monks Park Development With Own Country Park
- Located Within Easy Walking Distance Of Shoreham Footbridge & River Adur
- EPC - B





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ENTRANCE HALL

LIVING ROOM
4.57m x 3.35m (15 x 11)
Patio doors to rear garden

DINING ROOM
3.66m x 2.74m (12 x 9)
Understairs storage cupboard with meters.

KITCHEN
2.49m x 2.41m (8'2 x 7'11)
Modern fitted kitchen with modern wall and base units. Integral washing machine and integral dishwasher. INDESIT oven and INDESIT four ring electric hob with extractor fan. IDEAL combination boiler.

STAIRS TO FIRST FLOOR

MASTER BEDROOM WITH EN-SUITE
4.57m x 3.35m (15 x 11)
Modern en-suite shower room. wash hand basin and low level WC

BEDROOOM
3.05m x 2.13m (10 x 7)

BEDROOOM
2.13m x2.13m (7 x7)

BATHROOM
1.83m x 1.96m (6 x 6'5)
Modern tiled and modern suite with panelled bath, low level WC and shower.

OUTSIDE

PARKING
Two allocated parking spaces.

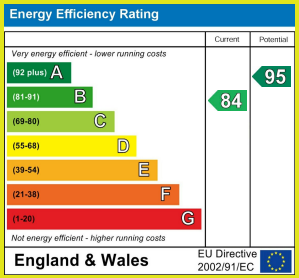
REAR GARDEN
Fence enclosed lawn area with slab paved patio surrounding and timber built shed to rear. Outside lights, power, water tap and side entrance.

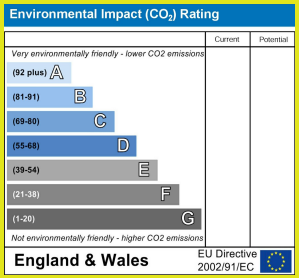
FRONT GARDEN
Beautifully presented shingled area with slab walkway to front door and side entrance. Two allocated parking spaces.



Floor Plan Speckled Wood Walk







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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