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Description

Robert Luff & Co are delighted to present this BRAND NEW TOWNHOUSE, ideally located close to well regarded schools, shops and transport links. This beautifully designed three storey townhouse combines modern comfort with effortless style, offering three spacious double bedrooms, including a master with en-suite shower room, alongside a luxurious family bathroom with underfloor heating and a sleek, fully integrated kitchen. Energy-efficient air source heating

and contemporary finishes throughout make it a perfect turnkey home. Outside, the property benefits from a low maintenance SOUTH FACING REAR GARDEN and allocated parking. DON'T MISS OUT!!



Key Features

- BRAND NEW HOME
- TWO BATHROOMS
- SOUTH FACING GARDEN
- ECO-FRIENDLY AIR SOURCE HEATING
- VIEWING ESSENTIAL!!
- THREE DOUBLE BEDROOMS
- SET BACK FROM UPPER SHOREHAM ROAD
- PARKING
- WELL REGARDED SCHOOLS CLOSE BY



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

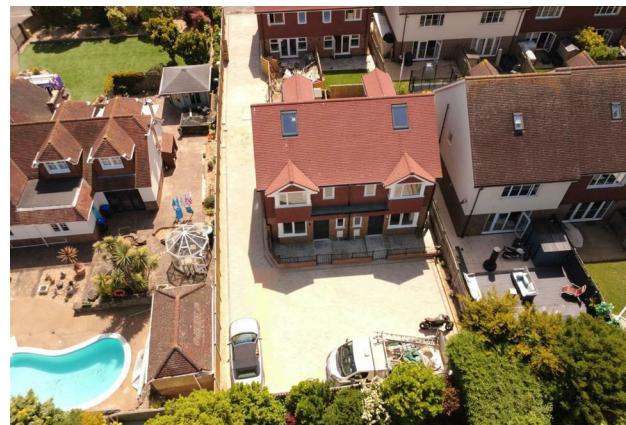
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Floor Plan Upper Shoreham Road

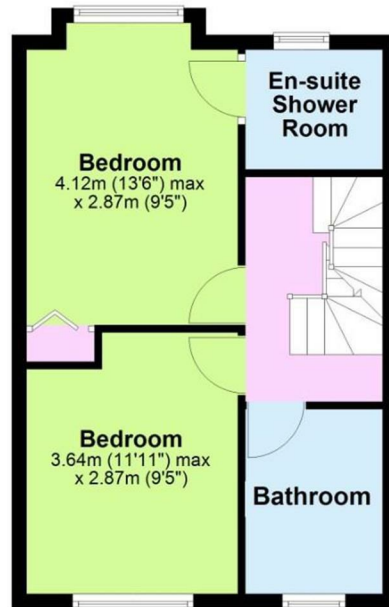
Ground Floor

Approx. 37.1 sq. metres (399.4 sq. feet)



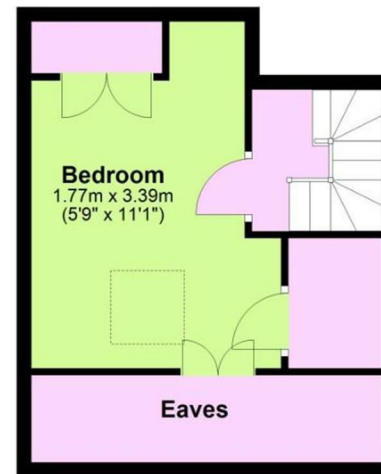
First Floor

Approx. 36.5 sq. metres (392.8 sq. feet)



Second Floor

Approx. 26.9 sq. metres (289.1 sq. feet)



Total area: approx. 100.5 sq. metres (1081.2 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(21-38) E		
(21-38) F			(11-20) F		
(1-20) G					
Not energy efficient - higher running costs			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.

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