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Description

Robert Luff & Co are delighted to present this fantastic, THREE DOUBLE BEDROOM family home, enviably located just a few minutes walk from Shoreham Town Centre, with it's fine array of independent shops, cafe's, bars and restaurants. The mainline railway station is just a short walk away and well regarded Swiss Gardens Primary School is just across the road. The accommodation, which is arranged over three storeys, comprises: Entrance hall, impressive open plan lounge/dining room, bespoke kitchen, first floor landing, two double bedrooms and large family bathroom, second floor, primary bedroom with lovely outlook over the mature garden. Outside, there is a superb, Approx. 70ft Southerly aspect mature rear garden, front garden and OFF STREET PARKING. Viewing is essential!



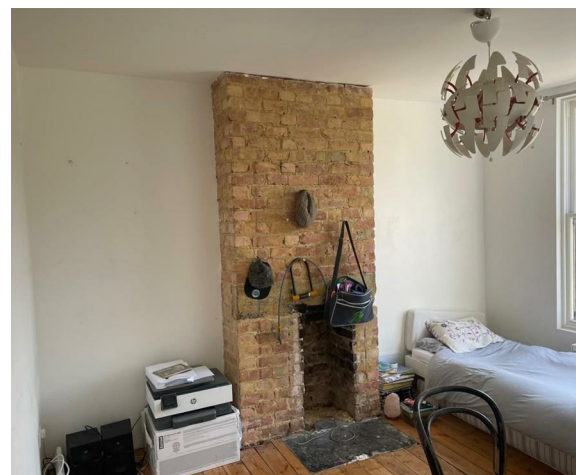
Key Features

- Semi-Detached Family Home
- Three Double Bedrooms
- Luxury Family Bathroom
- Off Street Parking
- opposite Popular Swiss Gardens School
- Three Storeys
- Open Plan Living/Dining Room
- Approx. 70ft Southerly Aspect Garden
- Close Town Centre & Station
- Council Tax Band: C EPC: D



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



Entrance Hall

Timber front door with glazed inserts, stripped wooden floor.

Lounge/Dining Room

7.95m x 5.36m max (26'1" x 17'7" max)

Large, double glazed picture window to front, double glazed sash window to side, double glazed doors to rear, feature upright column radiator, further column radiator, stripped wooden flooring.

Kitchen

2.67m x 2.36m (8'9" x 7'9")

Double glazed doors to rear, double glazed window to side. Worksurface incorporating one and a half bowl sink unit with mixer tap, fitted electric oven & electric hob, base level unit, full size upright cupboard, space for fridge/freezer.

First Floor Landing

Double glazed sash window to side, further double glazed window to front, radiator.

Bedroom

3.61m x 3.35m (11'10" x 11')

Double glazed window to front, radiator.

Bedroom

3.66m x 2.82m (12' x 9'3")

Double glazed sash window to rear, exposed brick chimney breast, radiator.

Bathroom

2.64m x 2.26m (8'8" x 7'5")

Double glazed sash window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, close coupled WC, wash hand basin, cupboard housing plumbing for washing machine.

Second Floor

Storage cupboard.

Bedroom

4.19m x 4.04m (13'9" x 13'3")

Double glazed window to rear overlooking garden, wardrobes, radiator.

Outside

Mature Southerly Aspect Rear Garden

approx 21.34m (approx 70')

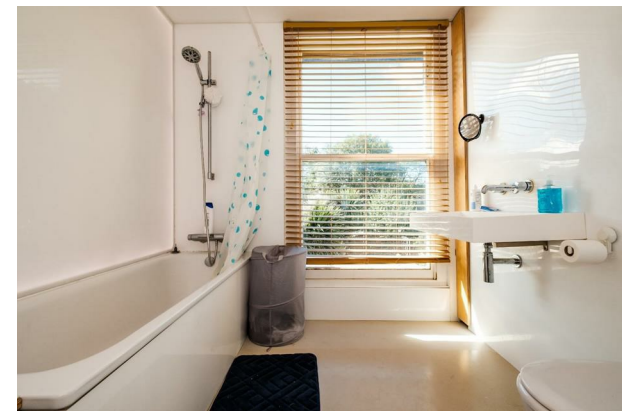
Shingle areas, patio, lawn, two timber sheds, outside power, various plants, shrubs & trees, fence enclosed with side access via gate.

Front Garden

Various plants, shrubs & trees.

Parking

Shingle & sleeper driveway.



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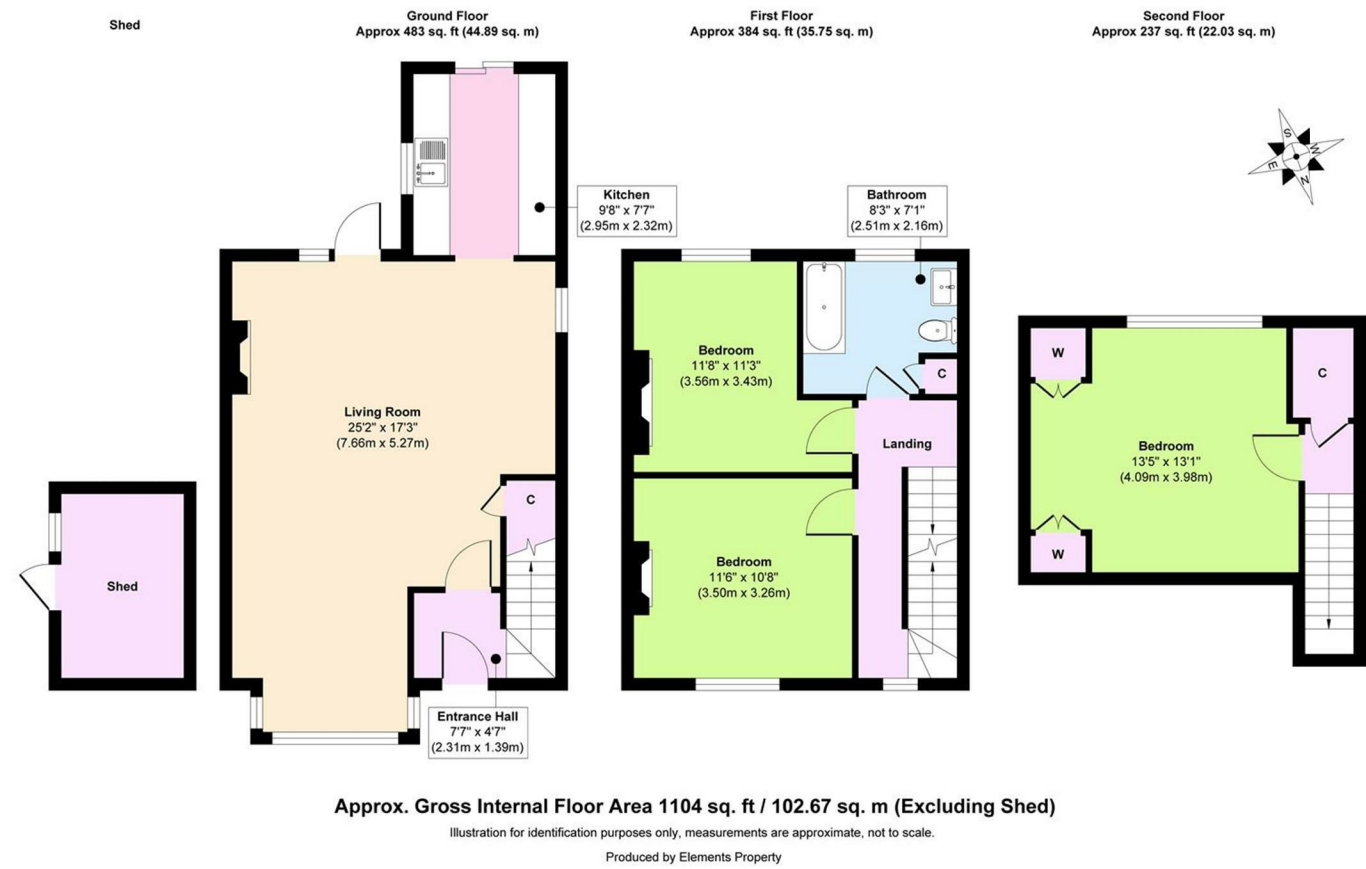


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Floor Plan Swiss Gardens

2 Swiss Gardens, Shoreham by Sea, BN43 5WH



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			(39-60) C		
(55-68) D			(21-38) D		
(39-54) E			(1-20) E		
(21-38) F			(1-20) F		
(1-20) G			(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	

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