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## Description

Robert Luff & Co are delighted to present this beautifully presented semi-detached chalet style home, enviably located on a private road siding onto a playing field and allotments in the popular West Beach area. Shoreham High Street with it's fine array of independent shops, bars, cafe's and restaurants is within a 1 mile radius and Widewater Nature Reserve and beach are just a few minutes' walk away. The generous accommodation comprises: Entrance hall, through lounge/dining room, stunning fitted kitchen with quartz worksurfaces and integrated appliances, ground floor bedroom with en-suite shower room, first floor landing, three bedrooms and contemporary bathroom with double ended bath and separate shower enclosure. Outside, there is a well maintained, secluded West facing rear garden and ample off street parking to the front. The property further benefits from gas central heating, double glazing and superb countryside views. VIEWING ESSENTIAL!!



## Key Features

- Semi-Detached Chalet Home
- Two Bathrooms
- West Facing Garden
- Siding Onto Playing Field And Allotments
- Council Tax Band: C - EPC: D
- Four Bedrooms
- Beautiful Fitted Kitchen With Quartz Worksurfaces
- Ample Off Street Parking
- Fantastic Views



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### Entrance Hall

Double glazed windows to front & side, double glazed front door.

### Bedroom

**2.97m x 2.36m (9'9" x 7'9")**

Double glazed window to front, radiator.

### En-Suite Shower Room

Cupboard housing combination boiler, further cupboard with space for tumble dryer. Fitted suite comprising: Shower enclosure, close coupled WC, vanity unit with wash hand basin, heated towel rail.

### Lounge/Dining Room

**7.06m x 3.38m (23'2" x 11'1")**

Double glazed window to front, double glazed patio doors to rear, downlighters, built in bookshelves and entertainment unit, upright radiator and further radiator.

### Kitchen

**3.66m x 3.20m (12' x 10'6")**

Double glazed window to rear. Fitted kitchen comprising: Range of fitted wall and base level units, quartz work surfaces and breakfast bar, sink unit, mixer tap with filtered cold water function, induction hob with extractor hood over, one and a half stacked electric ovens, built in microwave, integrated washing machine & dishwasher, space for American style fridge/freezer, quartz upstands.

### First Floor Landing

#### Bedroom One

**3.71m x 3.35m (12'2" x 11')**

Double glazed window to front with fantastic countryside views, built in wardrobe, radiator.

#### Bedroom Two

**3.48m x 2.44m (11'5" x 8')**

Double glazed window to rear, radiator.

#### Bedroom Three

**3.71m x 2.39m (12'2" x 7'10")**

Double glazed window to front with fantastic countryside views, wardrobe, radiator.

#### Bathroom

**3.30m x 2.44m max (10'10" x 8' max)**

Double glazed window to rear. Fitted suite comprising: Double ended bath with mixer tap, shower enclosure, vanity unit with wash hand basin, close coupled WC, downlighters, part tiled walls, tiled floor.

### Outside

#### West Facing Rear Garden

Decking leading from the rear of the property, lawn, large timber shed, outside tap & lights, side access and gate onto playing field.

#### Parking

Ample parking for two cars.



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