



Parklands, Shoreham-By-Sea

Offers In Excess Of
£295,000
Freehold

- Two Double Bedrooms
- Fully Insulated Music Studio/Home Office
- Fitted Kitchen
- Double Glazing
- EPC: C
- West Facing Garden
- Popular Shoreham Location
- Gas Central Heating
- Allocated Parking
- Council Tax Band: B

CHAIN FREE Robert Luff & Co are delighted to present this TWO DOUBLE BEDROOM house, with IT'S OWN MUSIC STUDIO/HOME OFFICE conveniently located close to the Holmbush shopping centre, bus routes, the A27 and within walking distance of Shoreham town centre. The accommodation comprises: Entrance porch, living room, fitted kitchen, first floor landing, two double bedrooms and bathroom. Outside, there is a WEST FACING REAR GARDEN and the FULLY INSULATED AND SOUND PROOFED MUSIC STUDIO/HOME OFFICE. Viewing Essential!!!

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

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Accommodation

Entrance Porch

Timber front door, windows to side, double glazed inner door to:

Lounge 13'3" x 12'2" (4.04m x 3.71m)

Dual aspect double glazed windows to rear & side, dado rail, laminate flooring, television aerial point, radiator.

Kitchen 12'2" x 7'5" (3.71m x 2.26m)

Double glazed window and door to rear. Fitted kitchen comprising: Range of fitted wall & base level units, fitted roll edged work surfaces incorporating stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, gas cooker, understairs storage cupboard with space for appliances, radiator.

First Floor Landing

Loft access, cupboard housing combination boiler.

Bedroom One 12'2" x 7'0" (3.71m x 2.13m)

Double glazed window to rear, radiator.

Bedroom Two 9'0" x 8'1" (2.74m x 2.46m)

Double glazed window to rear, over stairs storage cupboard, radiator.

Bathroom

Double glazed window to rear. Fitted suite comprising: Panel enclosed bath with mixer tap & shower attachment, pedestal wash hand basin, close coupled WC, part tiled walls, heated towel rail.

Outside

West Facing Rear Garden

Patio, decking, lawn area, outside water tap, fence enclosed with rear access via gate.

Music Studio/Home Office 12'6" x 9'8" (3.81m x 2.95m)

Fully insulated and sound proofed. Double glazed door, power, light, downlighters, laminate flooring.

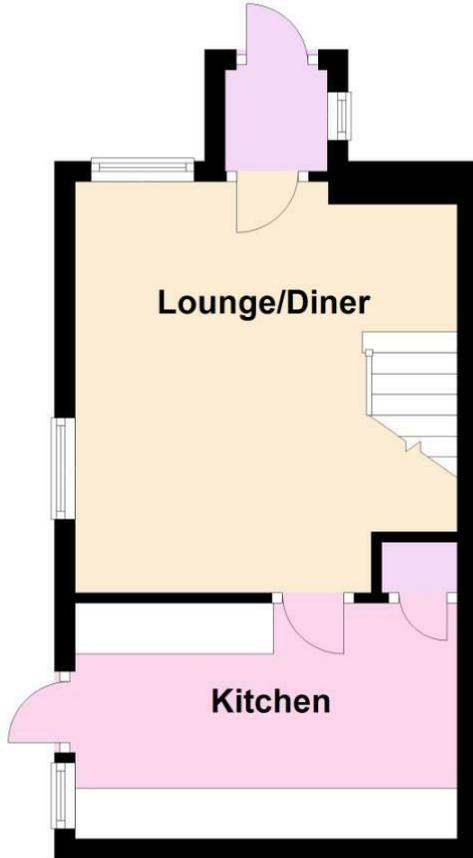
Parking

One allocated space.



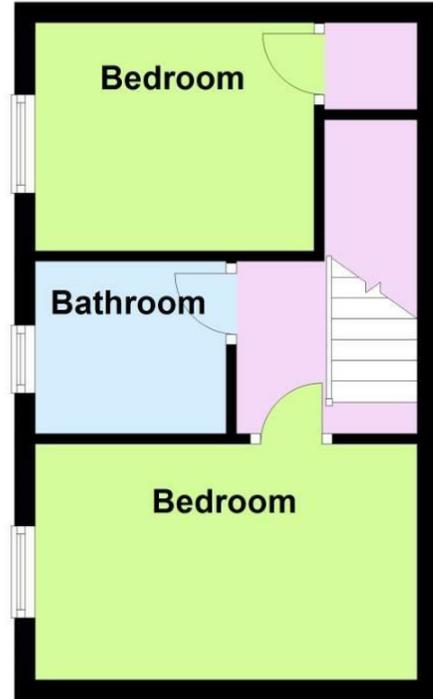
Ground Floor

Approx. 25.2 sq. metres (271.4 sq. feet)



First Floor

Approx. 24.1 sq. metres (259.6 sq. feet)



Total area: approx. 49.3 sq. metres (531.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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			
(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.