



Guide Price
£695,000
Freehold

Buckingham Road, Shoreham-By-

- Semi-Detached Family Home
- EV Charging Point
- Ample Parking
- Open Fire & Wood Burner
- EPC:
- Central Shoreham Location
- Recent Re-Wire and Central Heating
- Beautifully Designed Kitchen & Bathroom
- West Facing Rear Garden
- GUIDE PRICE £695,000 - £725,000

OPEN HOUSE 21ST MAY - CALL FOR TIMES Robert Luff & Co are delighted to present this FANTASTIC FAMILY HOME, ideally located moments from the town centre and mainline station in one of Shoreham's premier roads. The property, which has been lovingly renovated by the current owners, comprises: Entrance hall, living room with feature open fireplace, beautiful open plan kitchen/diner with wood burner (FEATURED IN GOOD HOME MAGAZINE), utility room, first floor landing, three bedrooms, contemporary bathroom/WC and further separate WC. Outside, there is an attractive WEST FACING REAR GARDEN, ample off street parking for two cars and an EV CHARGING POINT. Viewing Essential!!

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Accommodation

Entrance Hall

Leaded double glazed window and door to front, engineered oak flooring, understairs storage cupboard, radiator.

Living Room 14'9" x 12'4" (4.50m x 3.76m)

Leaded double glazed window to front, coving, feature open fireplace, alcove shelving, upright radiator, television aerial point.

Kitchen 12'10" x 7'10" (3.91m x 2.39m)

Picture double glazed window overlooking rear garden, further double glazed window and door to side, Quartz work-surfaces incorporating stainless steel sink unit with "Franke" boiling water mixer tap, base level units, integrated dishwasher, space for range cooker, extractor fan, herringbone tiling, breakfast bar, downlighters, engineered oak flooring, larder cupboard.

Dining Room 12'10" x 11' (3.91m x 3.35m)

Feature exposed brick chimney breast with wood burning stove, engineered oak flooring, radiator, French doors to:

Utility Room/Conservatory 8'10" x 8'5" (2.69m x 2.57m)

Double glazed windows to rear and side, double glazed patio door to rear, tiled floor, space and plumbing for washing machine and tumble dryer.

First Floor Landing

Double glazed window to side, loft access.

Bedroom One 15'4" x 11 (4.67m x 3.35m)

Leaded, double glazed bow window to front, picture rail, radiator.

Bedroom Two 13' x 11'2" (3.96m x 3.40m)

Double glazed window to rear, picture rail, wardrobe, radiator.

Bedroom Three 9'2" x 7'3" (2.79m x 2.21m)

Leaded double glazed window to front, picture rail, coving, radiator.

Bathroom

Skylight window, Karndean flooring, suite comprising: Tile enclosed bath with mixer tap and rainfall shower over, ceramic sink with cupboard under, close coupled WC, ladder radiator, downlighters.

Further WC

Double glazed window to side, close coupled WC, wash hand basin.

Outside

West Facing Rear Garden

Patio area, steps leading to raised lawn area, flowerbeds, wall and fence enclosed with side access via gate.

Parking

Block paved with ample space for two vehicles and an EV charging point.





Total area: approx. 109.1 sq. metres (1174.7 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO2 emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO2 emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	

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.