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## Description

Robert Luff & Co are delighted to welcome to the market this well presented three bedroom semi-detached family home located on the Shoreham/Southwick border which offers front and rear gardens giving ample playing or gardening space and a garage en-bloc. Intenally this wonderful home boasts parque flooring to the open plan lounge diner and a newly fitted modern kitchen, an ideal family or started home this property sits within catchment to well regarded primary and secondary schools including Shoreham Academy\* and whilst it has good family living space already, could be extended to provide additional space subject to the necessary planning consents. Situated close to Holmbush Shopping Centre and local bus routes this property offers amenities within walking distance whilst Shoreham and Southwick town centres are also close by both offering mainline train stations and a collection of bars, cafes and restaurants.

\*We recommend checking school websites for any changes to catchment areas.



## Key Features

- Three Bedroom Semi-Detached House
- Garage En-Bloc
- Ideal Position In A Secluded 'Walk' With No Through Traffic
- Close To Local Bus Routes & Holbush Shopping Centre
- Newly Fitted Kitchen
- Beautifully Presented Throughout
- Front & Rear Gardens
- Space To Extend STNPC
- Within Catchment To Well Regarded Shoreham Academy
- EPC - D



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Robert  
Luff & Co



### Front Door

leading to:

### Hallway

Parquet flooring, stairs to first floor, door to:

### Lounge/Diner

**7.47m x 3.89m (24'6 x 12'9)**  
parquet flooring, double glazed window, radiator, open chimney with electric log effect fire, double glazed french doors to garden, opening to:

### Kitchen

**2.72m x 2.34m (8'11 x 7'8 )**  
range of eye and base level cupboards with wooden work surface over, part tiled, ceramic sink drainer with mixer tap over, space for oven with extractor, integrated fridge freezer, space for washing machine, double glazed window, Herringbone wood flooring

### Bedroom Two

**3.48m x 2.77m (11'5 x 9'1)**  
Carpet, double glazed window, radiator, built in storage

### First Floor

### Landing

Carpet, double glazed window, loft access, doors to:

### Bedroom One

**3.91m x 2.77m (12'10 x 9'1)**  
Carpet, double glazed window, radiator

### Bedroom Three

**2.36m x 1.98m (7'9 x 6'6)**  
Carpet, double glazed window, radiator, built in storage

### Outside

### Rear Garden

Patio Seating area, steps to area laid to lawn, side and rear access, enclosed by fencing, raised flower bed

### Front Garden

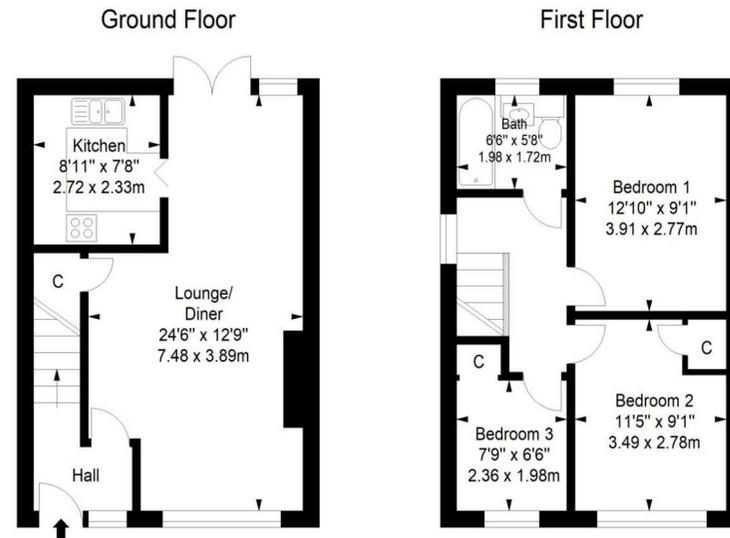
Laid to lawn enclosed by hedge with path leading to front door.

### Garage

Located to rear of garden en-bloc, up and over door, felted roof



## Floor Plan Juniper Walk



**Approximate gross internal floor area 73.5 sq m / 791.2 sq ft**  
 Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

